

# PROPOSED DISTRICT PLAN SUMMARY OF SUBMISSIONS BY SUBMISSION POINT NUMBER



WAIMAKARIRI  
DISTRICT COUNCIL

# Information for Submitters

The summary of submissions reports do not replace the original submissions. All submissions and summary of submissions reports can be viewed on our website: <https://www.waimakariri.govt.nz/planning/district-plan/district-plan-review>

## What are the summary of submissions reports?

The summary of submissions reports are concise summaries of all decisions requested by submitters. They are not intended to be a summary of the submissions received in their entirety, nor do they include supporting material provided in the submissions. The original submissions should be read in full to understand the issues raised by a submitter. The submissions have been summarised into separate reports to assist people in deciding whether a submission affects them:

### Summary of Submissions — By Submitter

To read all submission points made by individual submitters please see the Summary of Submissions - by Submission Number. If you submitted on the Proposed District Plan, this is a good place to start to see how your submission points have been summarised and coded to different parts of the Proposed District Plan.

### Summary of Submissions — By Provision

To read all submission points on a particular provision (objective, policy, rule), please see the Summary of Submissions - by Chapter. For example, if you are interested in submissions on Ecosystems and Indigenous Biodiversity, you may wish to view submissions on the Ecosystems and Indigenous Biodiversity Chapter, as well as APP2.

### Summary of Submissions — Excel Spreadsheet

To undertake a more comprehensive analysis of the submissions, you can use the Excel spreadsheet of all summarised submission points. This will allow you to filter the submissions by chapter, provision or submitter. To filter, click the drop-down button next to the column heading you wish to filter. For long submission points you may need to scroll down to see all the text.

## How do I use the summary of submissions reports?

The below diagram shows some key parts to each submission summary. In stating their position, many submitters have covered multiple submission points across different parts of the Proposed District Plan. In order to provide greater specificity and extra clarity, each individual submission point has a unique reference number. For example:

Sub No.	Sentiment	Submission Point Summary	Relief Sought Summary
424.2	Neutral		

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This is the submission number. In this case it is 424.

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This is the submission point number. In this case it is point 2.

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This is whether the submitter wishes to support, amend or oppose the provision. They may also be neutral which means they do not have a sentiment towards the provision, or that it has not been specified.

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The submission Point Summary is a concise summary of the submitter's position on the Proposed District Plan provision and their reasons.

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The relief sought summary is the action the submitter wants Council to take.

Note that some submission point numbers may not have been used (numbers may be skipped) e.g. point 1 may be followed by point 3. This does not mean content was missed but is a result of points being deleted due to duplication or as submissions were refined or amended throughout the process of entering into the system.

## How have the decisions requested by submitters been shown?

Where a submission requests amendments to the text of the Proposed District Plan, this is identified with a ~~strikethrough~~ for deleted text and underlining for inserted text.

Some submissions quote substantial sections or parts of the Proposed District Plan. Generally, only proposed changes to the text are included. Some unchanged text may be included as context for the requested change, otherwise unchanged text is generally not shown, and is indicated with the use of ellipses (...).

## I have read the summary of submissions reports, what next?

You may wish to make a further submission, but please note that this is not a call for new submission points and topics. A further submission may only express support or opposition to a matter raised in an original submission, or submission point, and must provide reasons for supporting or opposing the matter in the original submission. It cannot introduce entirely new matters.

If you made a submission following notification of the Proposed District Plan in 2021, you do not have to make a further submission. Your original submission will stand. However, if someone has made a submission that impacts on you, a further submission gives you the opportunity to comment.

If you did not make a submission when the Proposed District Plan was notified, you will still be able to make a further submission, provided you meet one of the three criteria (a—c) listed below.

### You can make a further submission if you are:

- a. A person representing a relevant aspect of the public interest.
- b. A person who has an interest in the Proposed District Plan that is deemed greater than the interest of the general public.
- c. The local authority (e.g. Waimakariri District Council).

## How do I make a further submission?

The Further Submission form is available on the District Plan Review page of our website and will help guide your further submission. The form is either printable or can be filled in online. There is also a link to make a submission via the submissions module (see how to guide).

Your further submission will need to clearly identify the parts of submissions you are concerned about or support. This includes stating where you oppose/ support the submission point, the reasons for your support/opposition, and the decision you would like Council to make in relation to the submission. Don't forget to refer to the unique submission point (e.g. 424.2) when making a further submission on an original submission. As required by the RMA, the further submissions period is open for 10 working days from the date the summary of submissions were notified. Please refer to the District Plan Review page on our website for more information on lodging your further submission.

### Important:

Once your further submission is lodged with Council, you must also send a copy to the person(s) who made the original submission on which you are commenting. Please do this within 5 working days of lodging your submission with Council. A full list of submitter contact addresses/emails is available on our District Plan Review page at [waimakariri.govt.nz/planning/district-plan/district-plan-review](https://waimakariri.govt.nz/planning/district-plan/district-plan-review).



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
1.1	Nathan Schaffer	GRUZ - General Rural Zone	GRUZ - General Rural Zone	General	Oppose	Oppose zoning of 593 Marshmans Rd and 581 Marshmans Rd as General Rural Zone as properties are less than 20ha, other properties zoned Rural Lifestyle Zone in the area are over 20ha. Concerned about effects on property values and subdivision potential. Seek clarification regarding reasons for proposed zoning.	Rezone 593 and 581 Marshmans Road to Rural Lifestyle Zone.
3.1	Angus Robertson Mechanical Limited - Seamus Robertson	General approach	General	General	Amend	Supports listing of mapped Significant Natural Area (SNA) on southern portion of property at 160 Pestors Road, but opposes protection of SNA through unmapped SNA provisions on northern portion of property.	Take off the protection on the northern block.
4.1	Waikura Community Development Trust - Heather Woods	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Oppose	Reduce minimum lot size in Rural Lifestyle Zone to 1ha around Silverstream, Kaiapoi to maintain rural lifestyle amenity and enable greater land ownership choices. 5000m <sup>2</sup> lot size provided for in other areas close to Kaiapoi is too small and more consistent with residential amenity rather than rural. 1ha sites are desirable however are expensive, scarce and not provided for in this area.	Change the lot size in Rural Lifestyle Zone nearest to Silverstream to be 10,000m <sup>2</sup> , because there are already some active lots of this size in the area, the rural amenity would not be lost, and being so close to the Silverstream Development it makes sense to have this size lot close to this settlement.
5.1	David Tillman	General approach	General	General	Support	Ensure full public access to the beach below high tide mark via designated routes, while protecting the sand dunes and operating safely. Seeks beach below high tide mark to be available for a range of vehicles. Potential conflict between walkers and vehicles fixed by reduced speed limit to 20 km/h within 50m of walkers and otherwise 80 km/h.	Allow full beach access.
6.1	Kaiapoi North School - Jason Miles	K - Kaiapoi	Advice Notes	General	Neutral	Requests Council and future developers meet with the Ministry of Education and Kaiapoi North School Principal to discuss any residential development plans to ensure capacity of school network to cope with the increase in children, access, traffic safety, biking/walking to school, and impact on drainage from new development areas.	Requests Council and future developers meet with the Ministry of Education and Kaiapoi North School Principal to discuss any residential development plans to ensure capacity of school network to cope with the increase in children, access, traffic safety, biking/walking to school, and impact on drainage from new development areas.
7.1	Jesse Herschell	Planning Maps	General	General	Amend	Rezone 561 Johns Road, Fernside, from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) to allow purchase of 18 acres of the site, which will assist current owners and leave them 3 acres. Land across road is currently zoned for LLRZ and sub-divisible to 1 acre lots.	Rezone 561 Johns Road to Large Lot Residential Zone.
8.1	Andrew Mcallister	LLRZ - Large Lot Residential Zone	General	General	Amend	Rezone 1275 Tram Road, Swannanoa as Large Lot Residential Zone Overlay. Versatile soils is less valid as a reason to not include the site in the overlay as farming use has been limited by the Rural Lifestyle Zone provision for 4ha subdivision, and have resource consent for 4ha subdivision. Rezoning would support links to the school and preschool, and development is feasible in relation to flood hazards. Possible future purchase of land in Winter Road could allow for proposed development to extend Swannanoa Fields. The northern overlay involves multiple owners which makes it difficult. Would be willing to donate some land to the school to provide for growth. Evidence and background information has been included in attachments.	Rezone 1275 Tram Road, Swannanoa as Large Lot Residential Zone Overlay.
8.2	Andrew Mcallister	LLRZ - Large Lot Residential Zone	General	General	Amend	Support inclusion of 1379, 1401 and 1419 Tram Road in the Large Lot Residential Zone Overlay. Seek the opportunity to purchase 1379 Tram Road and develop land as one parcel.	Include property in the Large Lot Residential Zone Overlay.
9.1	Hayden O'Donnell	MRZ - Medium Density Residential Zone	MRZ - Medium Density Residential Zone	General	Amend	Extend Medium Density Residential Zone boundary to include 69 Johns Road, Rangiora which is in close proximity, to better enable future subdivision to target first home buyers.	Extend Medium Density Residential Zone boundary to include 69 Johns Road, Rangiora.
10.1	Daniel Smith	General	General	General	Amend	Establish a Special Purpose Airport Zone at Rangiora Airfield and surrounding land bounded by Priors Road and Merton Road to accommodate residential and commercial activities shown in attachments SPARZ - 001 and - 002.	Rezone land at Rangiora Airfield from Rural Lifestyle Zone to Special Purpose Airport Zone.
11.1	Kevin Douglas Braden	Planning Maps	General	General	Oppose	Oppose General Rural Zone 20ha minimum subdivision as surrounded by 4ha subdivisions, and people need to live and work in the area to support the primary industries.	Allow 10 acre (4ha) subdivision in Mainrace Road because already subdivided around 253 Mainrace Road and to provide for living and working in the area.
12.1	Wayne H Dyer	Planning Maps	General	General	Support	Support smaller rural zones near and around existing towns of between 2ha and 0.5ha because this provides good transition from rural to urban, and has amenity and social advantages. Smaller rural area zones supported within natural or artificial boundaries, where irregular development areas are tidied up, and would make better use of some 4ha sites bordering urban zones.	Include smaller rural zones adjacent to or surrounded by urban zones, work with land owners and identify suitable areas, rather than stand-alone developments, and recognise productive agricultural land by building on unproductive areas.
13.1	Gregory David Murphy	Planning Maps	General	General	Amend	Rezone 108 and 110 Williams Street for residential use as it is currently developed and used for residential purposes, there are no plans to remove the house or develop the site, and adjacent land at 112 Williams Street is zoned residential.	Rezone 108 and 110 Williams Street for residential use.
14.1	Elizabeth Camm	Planning Maps	General	General	Oppose	Submitter's property at 12 Doyles Road, Loburn straddles two rural zones. Seek that all of the property be zoned Rural Lifestyle Zone as it adjoins the legal, unformed part of Doyles Road ensuring access, there are few development limitations and the option to subdivide would be advantageous.	Rezone 12 Doyles Road, Loburn to Rural Lifestyle Zone.
15.1	Nicola Fairbairn	LLRZ - Large Lot Residential Zone	LLRZ - Large Lot Residential Zone	Introduction	Support	Support further subdivision and development within Large Lot Residential Zoned sites in Oxford to prevent urban spread and allow people to purchase sections and build close to the town where there is demand, and as provided for in other towns.	Allow subdivision of Large Lot Residential Zone properties in Oxford in relation to the purpose of the zone.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
16.1	Drucilla Kingi - Patterson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R31	Neutral	Concerned about the limited scope for the Rangiora Racecourse quarry hearing, including could not consider animal welfare. Rangiora was classed rural so it should not have got as far as a hearing because of the number of elderly and sick residents in the area, the population of Rangiora, and location of rest homes near proposed quarry. Submission process was stressful.	Not specified.
16.2	Drucilla Kingi - Patterson	General	General	General	Neutral	Seeks height restriction for tree in front of the rest home in West Belt.	Manage the height of trees.
16.3	Drucilla Kingi - Patterson	General	General	General	Neutral	Seek a scheme where the Council organises tree cutting and takes a percentage on rates, as it would protect elderly, reduce hazards during storms and keep waterways clear. Covid-19 has been hard for many, due to job loss, and there are many elderly in the District, many looking after a sick partner.	Seek a scheme where the Council organises tree cutting and takes a percentage on rates.
16.4	Drucilla Kingi - Patterson	General	General	General	Neutral	Seeks a scheme where Council can be called for any water issue and an arrangement made. This would protect the elderly, and reduce water wastage.	Seeks a scheme whereby if there is any water issue can ring Council and come to an arrangement.
16.5	Drucilla Kingi - Patterson	TEMP - Nga mahi taupua - Temporary activities	Activity Rules	TEMP-R4	Neutral	Seeks that the Council encourages film productions in the district by linking with other councils and professional and artistic individuals.	The Council needs to encourage film production in the district linking with councils and professional and artistic individuals.
16.6	Drucilla Kingi - Patterson	TRAN - Ranga waka - Transport	General	General	Neutral	Seeks long-term promotion of fast rail from Ashburton to Hanmer to promote employment, tourism, domestic and international markets, enable better health service access, and reduce road traffic.	Promote fast rail between Ashburton to Hanmer.
16.7	Drucilla Kingi - Patterson	NZTA - Waka Kotahi NZ Transport Agency	NZTA - Waka Kotahi / NZ Transport Agency	Designation Woodend Bypass	Neutral	Supports the traffic bypass for Woodend.	The traffic bypass for Woodend needs to happen.
16.8	Drucilla Kingi - Patterson	General	General	General	Neutral	Seeks the area around Rangiora Hospital remains the same or is increased to allow for additional medical services including an after hour service.	The area around Rangiora Hospital must remain the same or increase to allow for additional medical services including an after hour service.
16.9	Drucilla Kingi - Patterson	General	General	General	Neutral	Opposes the stockpiling of tyres near hospital, and seeks monitoring of business types and implementation of boundary rules near the hospital.	Prevent stockpiling of tyres near hospital, and monitor business types and implement boundary rules near the hospital.
16.10	Drucilla Kingi - Patterson	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R23	Neutral	Seeks height restrictions for buildings around Rangiora Airfield.	Impose height restrictions for buildings around Rangiora Airfield.
16.11	Drucilla Kingi - Patterson	General	General	General	Neutral	Opposes quarrying near Rangiora Airfield because of dust.	Quarry cannot be established within a certain area of Airport due to dust levels.
16.12	Drucilla Kingi - Patterson	General	General	General	Neutral	Allow for lights on runway, and seal road from the hospital to Rangiora Airfield.	Allow for lights on runway, and seal road from the hospital to Rangiora Airfield.
16.13	Drucilla Kingi - Patterson	General	General	General	Neutral	Seeks higher health grade for Rangiora Hospital as population increases.	Seeks higher health grade for Rangiora Hospital as population increases.
16.14	Drucilla Kingi - Patterson	RESZ - General Objectives and Policies for all Residential Zones	General	General	Neutral	Considers prostitution must remain in business areas and not residential.	Prostitution Business must remain in business area not residential.
16.15	Drucilla Kingi - Patterson	General	General	General	Neutral	Seeks restriction on hemp (cannabis) production locations.	Public can ask on Hemp (cannabis) production locations which need restriction.
16.16	Drucilla Kingi - Patterson	General	General	General	Neutral	Seeks that public can ask on insect production locations - need restriction, permits and zones.	Public can ask on insect production locations - need restriction, permits and zones.
17.1	Jonathon Reuben	KN - Kainga Nohoanga	General	General	Support	Support the Special Purpose Zone - Kainga Nohoanga provisions for descendants to use their land without constraints in accordance with the intentions of Kemps Deed and without Regional Council restrictions that has impacted the ability of descendants to return to the whenua.	Seek that the Council expedite the ability for descendants to utilise their land, especially in the current housing climate and to reconnect to whakapapa and better understand connection to mana whenua.
18.1	Barbara Giles	SUB - Wawahia whenua - Subdivision	General	General	Amend	Allow subdivision of surplus farm houses that is smaller than 4ha as there is a housing shortage, there are unoccupied houses on farm perimeters that may be deteriorating. Where not required for staff, these could be recycled and made available to the market. To avoid sacrifice of productive land, provide for small size lots around surplus houses. Many farmers do not want to rent surplus houses and provide for repairs.	Allow farm houses, surplus to requirements, to be surveyed off the main property onto minimum sized titles.
19.1	David Kettle	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	SUB-S1 should allow for a minimum average allotment size in the Large Lot Residential Zone of 4000m <sup>2</sup> instead of 5000m <sup>2</sup> . This allows rural aspect and gardens and area for farming, and would allow more opportunity for subdivision and greater rates income to support services and infrastructure. Resource consents would be in line with central government direction to open up more land efficiently than Residential 4B Zone section sizes.	Amend SUB-S1 average section size for Large Lot Residential Zone to 4000m <sup>2</sup> and that Canterbury Regional Council change the Canterbury Regional Policy Statement to allow 1-2 houses per 8000m <sup>2</sup> , as smaller subdivision of former Residential 4B land has not affected the environment.
20.1	Paul Giblot Ducray	RLZ - Rural Lifestyle Zone	RLZ - Rural Lifestyle Zone	General	Support	Support Rural Lifestyle zoning for the Vicenza Drive, San Dona area to retain the rural setting, whether or not olives are viable, as subdivision would create more traffic and the roads and other services are not suitable. Subdivision is more appropriate in towns.	If other submissions to subdivide are accepted and area is no longer rural, then services need to be upgraded, which will be a big cost.
21.1	Michael Peter Ermerins	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Amend	Amend Table SUB-1 to allow for a minimum subdivision average of 4000m <sup>2</sup> within the Large Lot Residential Zone.	Amend Large Lot Residential Zone subdivision to minimum average of 4000m <sup>2</sup> for allotments within the subdivision.
22.1	Scott James	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R14	Oppose	Amend RLZ-R14(1) as it is too broad and would exclude many activities undertaken on rural properties, such as remote control aircraft/drones, use of private airstrips, and trail bike riding.	Delete RLZ-R14(1).

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
23.1	Ngairé Wilkinson	Planning Maps	General	General	Amend	Amend Large Lot Residential Area of ODP160 so that Density Area B achieves a minimum allotment size of 2500m <sup>2</sup> , an average of not less than 4000m <sup>2</sup> . The stormwater management area should be included in the calculation of the overall average area because open space is provided by the Stormwater Management Area and the walkway which reduces density in the area.	Within ODP160, Density Area B shall achieve a minimum allotment size of 2500m <sup>2</sup> ; the average allotment area is reduced to not less than 4000m <sup>2</sup> and the Stormwater Management Area be included in the calculation of overall average area.
24.1	John Larsen	GRUZ - General Rural Zone	General	General	Oppose	Rezone 177 Woodfields Rd, Swannanoa from General Rural Zone (GRUZ) to Rural Lifestyle Zone to allow subdivision down to 4ha. The value of the land is reduced by the GRUZ zoning, and environmental constraints that are being imposed on farming, compromising the usefulness of the land over time for primary production.	Rezone 177 Woodfields Road, Swannanoa, from General Rural Zone to Rural Lifestyle Zone (RLZ). This allows for subdivision of the land down to 4ha in the future, allows for the RLZ boundary to be tidied up, and is appropriate for the area as property is surrounded by 4ha lots.
25.1	Daniel Smith	GIZ - General Industrial Zone	GIZ - General Industrial Zone	General	Amend	Retail activity has been permitted in the historic Business 2 Zone, and existing retail tenants on submitter's land will become non-complying activities in the proposed General Industrial Zone. Extend Large Format Retail Zone west to include existing retail businesses on Flaxton Road as this zone best reflects current activity and earlier Council intentions for the Business 2 Zone. (Refer to full submission for maps)	Accommodate retail activity at the following Flaxton Road properties: 269, 275, 279, 299, 303, 305, 311, 315, 317, 319, 323, 333, 341, 343, 345, 347, and all the west side of Flaxton Road in the submitter's business park (refer to full submission for maps).
26.1	Matthew Richardson	GRUZ - General Rural Zone	General	General	Oppose	Opposes General Rural zoning (GRUZ) at 83 Bradys Road as property is existing 4ha. Adjacent properties are zoned Rural Lifestyle and other land on opposite side of Bradys Road is GRUZ, there is not a logical pattern for zoning changes along Bradys Road. Concerned more constraining rules of GRUZ will apply when the site is a 4ha lifestyle block.	Rezone 83 Bradys Road to Rural Lifestyle Zone and have the same zoning as neighbours, which are all 4ha sites and is a consistent transition with existing farms on the road being zoned General Rural to protect their current unsubdivided status.
28.1	Clayton Tikao	TEMP - Nga mahi taupua - Temporary activities	Activity Rules	TEMP-R4	Amend	Seek the number of vehicle movements per day for filming increases from 250 to 500, as the size of filming projects can vary and this would cover most projects and there can be an excess of 250 vehicle movements for large projects.	Increase vehicle movements from 250 to 500 per day for filming activities.
29.1	Jesse Herschell - on behalf of Gary and Helen	Planning Maps	General	General	Amend	Rezone 14 Gatehouse Lane, Woodend, from Rural Lifestyle Zone to Large Lot Residential Zone that would enable the purchase of five acres off a 10 acre property. The property owner wishes to sell as considers 10 acres is too much, but does not want to move out of the family home. The property is adjacent to Ravenswood.	Rezone 14 Gatehouse Lane from rural 10 acre block into two five acre Large Lot Residential Zones.
30.1	Nicky Cassidy	LLRZ - Large Lot Residential Zone	LLRZ - Large Lot Residential Zone	General	Support	Rezone 3.3681ha Marchmont Road property from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) to allow subdivision. The eastern side of Golflinks Road has been rezoned to residential and this land is likely to be developed more intensely. Proposes a buffer zone between this development and current rural zoning. The size, soil quality, and specifics of the submitter's property are difficult for farming use and would not be of good value. Rezoning this, and similar properties from RLZ to LLRZ would allow for more market options, and drive interest in area.	Rezone the areas on the fringe, or within a certain distance from Residential Zones, from Rural Lifestyle Zone to Large Lot Residential Zone. It is a good option to consider for the area around the golf course.
31.1	Darren Waine	Planning Maps	General	General	Support	Rezone the East side of Williams Street to allow subdivision and dwellings to be built on as there is a shortage of land for residential and subdivision potential due to land size. Submitter has seen steady development in the top end of Kaiapoi, where Sovereign Palms sits today, and loss of rural outlook. The West side of Williams Street is zoned rural, but the East side is not quite one or the other.	Request the Council incorporates the East side of Williams St (North of the Lakes) in its rezoning plan to allow subdivision of properties to build on.
32.1	Peter and Lizzy Anderson	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle Zone at 1 Tupelo Place, Swannanoa and seek Large Lot Residential zoning (LLRZ) to give early effect to identified future development in the LLRZ overlay. This will provide for a supply of rural residential allotments on the site in accordance with the Waimakariri Rural Residential Strategy. Submitter has provided a Section 32AA Assessment with a new Outline Development Plan and a new planning map informed by an Infrastructure Servicing Report and an Urban Design Assessment. The proposed rezoning has considered future servicing for water, wastewater, telecommunications, electricity and stormwater provisions by undertaking a preliminary engineering site design to confirm capacity and infrastructural feasibility for the site. An assessment of the relevant National Policy Statements, Canterbury Regional Policy Statement, Proposed District Plan and other statutory and non-statutory documents has demonstrated that the proposed rezoning gives effect to all provisions. The proposal is an efficient and effective use of the site, is able to be serviced, can mitigate potential adverse effects, can contribute positively to the amenity and housing choice in Swannanoa, is a logical addition to the rural residential township of Swannanoa and is consistent with Part 2 of the Resource Management Act 1991. (Refer to full submission for Section 32AA Assessment, technical reports and further assessment).	Rezone 1 Tupelo Place, Swannanoa, to Large Lot Residential Zone. Insert a new Outline Development Plan for the site in Part 3 Development Areas.
32.2	Peter and Lizzy Anderson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R3	Amend	Amend LLRZ-R3 to provide clarity and certainty in interpretation of the maximum GFA of minor residential units and 40m <sup>2</sup> for carports. Considers stating the maximum 120m including a maximum 40m for a garage or carport would be easier to interpret, with no difference in effect.	Amend LLRZ-R3: "... 1. access to, the minor residential unit shall be achieved from the same vehicle crossing as the principal residential unit on the site; 2. the maximum GFA of the minor residential unit shall be 80m <sup>2</sup> 120m <sup>2</sup> (excluding-including any area required for a car vehicle garage or carport up to a maximum of 40m <sup>2</sup> ); ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
32.3	Peter and Lizzy Anderson	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS1	Amend	Amend LLRZ-BFS1 to be more clear and certain as it can be interpreted as one residential unit per 5,000m <sup>2</sup> or on a site less than 5,000m <sup>2</sup> implying no maximum site density as applies to a site less than, or greater than, 5,000m <sup>2</sup> . Not the intent of the rule, and some residential units are on sites of less than 5000m <sup>2</sup> . Maximum site density should be one residential unit per 5,000m <sup>2</sup> unless a unit is already developed on a site less than 5,000m <sup>2</sup> prior to the plan becoming operative.	Amend LLRZ-BFS1: "... 1. Site density shall be a maximum of: a. One residential unit per 5,000m <sup>2</sup> of net site area; or b. One residential unit on any site less than 5,000m <sup>2</sup> <u>for a residential unit existing before DATE (date the district plan becomes operative).</u> ..."
32.4	Peter and Lizzy Anderson	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS7	Amend	Amend LLRZ-BFS7 as farm-style fencing is not depicted in Figure LLRZ-2 which the rule refers to. This provides confusion for provision of post and wire or post and rail fencing. If needed, a diagram of post and wire and post and rail fencing should be provided and referenced.	Amend LLRZ-BFS7 to provide a diagram of post and wire and post and rail fencing and referenced to within the rule.
33.1	Stephen Gordon Glen-Osborne	WR - West Rangiora	General	General	Support	Support inclusion of the West Rangiora Development Area in the Proposed District Plan, including Objectives and Policies and provision for Medium Density Residential Zones. Support Outline Development Plans as proposed.	Include West Rangiora Development Area and associated Outline Development Plans and related Objectives and Policies in District Plan. Retain Medium Density Residential Zones in West Rangiora Development Area. Retain 63 Oxford Road and 212 Johns Road in West Rangiora Development Area.
34.1	Georgia May Glen	WR - West Rangiora	General	General	Support	Support the West Rangiora Development Area, including objectives and policies and provision for medium residential density zones. Support Outline Development Plans as proposed.	Retain West Rangiora Development Area and associated Outline Development Plans and related objectives and policies. Retain medium density zones in West Rangiora Development Area. Retain 63 Oxford Road and 212 Johns Road in West Rangiora Development Area.
35.1	Erin Reeve and; Harry Matthews	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle zoning and the application of the zone's objectives, policies and rules to 30 Vicenza Drive, Ohoka, and the San Dona area of Mandeville North.	Rezone 30 Vicenza Drive, Ohoka to Large Lot Residential Zone and the zone's rules, objectives and policies should apply.
36.1	John Gregory	Planning Maps	General	General	Amend	Rezone San Dona to Rural Residential. San Dona (and Verona Place) is zoned as Rural Lifestyle Zone with 4ha minimum size as this is thought to be appropriate to operate a small piece of land in an economically viable way. Predominant size of San Dona properties is .5 to 2ha. Economic use was a prerequisite for development of San Dona, with olive planting and a shared press although this was unsuccessful with land taking on lifestyle uses due to property size.  Compare to newer subdivisions e.g Millfield and the benefit from each subdivision to the local environment including the flora and fauna and community environment. Millfield is a pleasant, spacious neighbourhood which enables community spirit to develop but have feeling of openness and landscaping to attract birdlife, whereas San Dona has many bare areas from olive removal.  Existing infrastructure will allow for further subdivision at relatively low cost, with benefits for rating, community landscape and birds. San Dona is close to Christchurch CBD and Rangiora, and is supported by Mandeville shops.  21 Verona Place (2ha) has had olive trees removed, is difficult to use for grazing and is too big for requirements, that would be suitable to subdivide to provide 4000m <sup>2</sup> for another household close to Mandeville shops. Closer subdivision will enhance community life and more landscape planting will support native birds.	Rezone San Dona subdivision to Rural Residential and support San Dona Olive Group rezoning submission.
37.1	Jamie Robert Tapp	LLRZ - Large Lot Residential Zone	General	General	Amend	3025 Oxford Road has partial Large Lot Residential zoning (LLRZ) which is a disadvantage with 9ha at rear of site landlocked. This is not in accord with previous discussion with planners about subdivision of entire site into LLRZ sites, and rear of property will be difficult to lease out with no rural facilities and access through residential zone. Farming activities will be restricted and not viable because of residential activity. Earlier knowledge would have allowed decision to subdivide into 4ha lots and would have altered earlier engagement with Council.	Allow Large Lot Residential Zone Overlay across entirety of 3025 Oxford Road.
38.1	Robert Appleyard	General	General	General	Support	Supports the removal of rules requiring separation between houses and effluent spreading as duplicates the Canterbury Regional Council odour management process, and constrains development rights. Enabling farmers to create public nuisance beyond their boundaries, hose animal effluent into the nearest creek, and create a stink over their neighbour's property is past its time. Ratepayers should have a right to enjoy their property unencumbered by rules which advantage their neighbours and extend over their property. Landowners requiring a resource consent to build a house in case it inconveniences their effluent spreading neighbours lacks merit.	Delete rules requiring separation between houses and effluent spreading and remove constraints on development rights by neighbouring effluent spreading.
39.1	Winston Smith	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle zoning of 108 Modena Place and the San Dona area in Mandeville. Request rezone to Large Lot Residential Zone.  Current lot sizes in San Dona are between 1.0 and 1.5ha and are unsuitable for effective rural production and require too much maintenance. Rezoning would provide more efficient use of space, enable elderly residents to remain in their homes, financially support family members, contribute to housing supply and rates, and potentially increase birdlife (through more gardens).  Effectively, San Dona is treated by Council as a residential area already by the provision of 3 waters reticulation, rubbish collection, street lighting and 50km speed limit. Infill development is preferred to greenfield development. The area is a low flood risk and low natural hazard risk.	Rezone San Dona area and 108 Modena Place, Mandeville and the San Dona area of Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
41.1	Fulton Hogan - Tim Ensor	General	General	General	Neutral	Seek that the Proposed District Plan does not curtail existing lawfully established activities, and the consenting framework does not unnecessarily constrain future activities, or have unintended consequences through not adequately recognising and providing for the breadth of activities associated with construction and quarrying activities. The plan needs to be far more explicit in the way that it prioritises quarrying as this only occurs where the suitable aggregate resources exist and has a functional or operational need to locate in a rural area. Reverse sensitivity effects need to be addressed consistently, rural character identified and terms such as rural production and primary production.	The specific relief sought contained in Appendix A is itemised in other submission points.
41.2	Fulton Hogan - Tim Ensor	Definitions	Definitions	Definition of biodiversity offset	Oppose	The effects hierarchy within the 'biodiversity offset' definition lacks discretion regarding its application, and which pathway is taken. It may not be practical or advantageous to follow the sequential steps.	Amend 'biodiversity offset' definition to allow offsetting without the sequential application of the mitigation hierarchy: ".... a. compensate for more than minor residual adverse biodiversity effects arising from subdivision, use or development after appropriate avoidance, remediation <del>and</del> or mitigation measures have been <del>sequentially</del> applied; and ...."
41.3	Fulton Hogan - Tim Ensor	Definitions	Definitions	Definition of cleanfill material	Amend	The 'cleanfill material' definition limits the ability of quarry operators to rehabilitate quarry areas as part of a quarrying activity due to the lack of availability of such material at any reasonable cost. As notified the plan will require resource consent for rehabilitation involving material not meeting the definition of cleanfill. The definition is limiting in that it does not include resource recovery unless it is recycling aggregate.	Retain the definition of 'cleanfill material' but amend the rules surrounding quarrying so as to create a more integrated and efficient rule framework.
41.4	Fulton Hogan - Tim Ensor	Definitions	Definitions	Definition of gravel	Oppose	The definition of 'gravel extraction' is not required as it does not encompass all activities associated with gravel extraction and contains similarities to the 'quarrying activities' definition. The definition is used minimally in the context of river based gravel extraction and any threats to natural features and landscapes and is not really used. The quarrying activities definition is suitable and would avoid confusion or duplication.	Delete the definition of 'gravel extraction'.
41.5	Fulton Hogan - Tim Ensor	Definitions	Definitions	Definition of heavy vehicle	Support	Support the definition of 'heavy vehicle'.	Retain the definition of 'heavy vehicle' as notified.
41.6	Fulton Hogan - Tim Ensor	Definitions	Definitions	Definition of indigenous biodiversity	Oppose	There is no need for definition of 'indigenous biodiversity offset' given there is a 'biodiversity offset' definition.	Delete 'indigenous biodiversity offset' definition.
41.7	Fulton Hogan - Tim Ensor	Definitions	Definitions	Definition of indigenous vegetation	Oppose	Seek the definition of 'indigenous vegetation clearance' uses more certain language. There is ambiguity around what constitutes 'extensive failure of an area of indigenous vegetation'. The inclusion of 'clearance' within the definition is not useful.	Amend definition of 'indigenous vegetation clearance':  "means the felling, <del>clearing removal</del> or damage or disturbance of indigenous vegetation by <u>activities including</u> cutting, mob stocking, crushing, cultivation, irrigation, earthworks, chemical application, artificial drainage, stop banking, <del>or burning, or any other activity in or directly adjacent to an area of indigenous vegetation that destroys or directly results in extensive failure of an area of indigenous vegetation.</del> "
41.8	Fulton Hogan - Tim Ensor	Definitions	Definitions	Definition of primary production	Support	Support the recognition of quarrying activities within the national planning standard definition for 'primary production', where it encompasses the storage of vehicles and machinery.	Retain definition of 'primary production' where it recognises the storage of vehicles and machinery associated with quarrying activities as appropriate in the rural zone or recognise these activities as they support primary production such as quarrying, and are appropriate for the rural zone.
41.9	Fulton Hogan - Tim Ensor	Definitions	Definitions	Definition of rural production	Oppose	The use of the definition of 'rural production' creates confusion and is a near duplication of the definition for 'primary production' and is inconsistent with the nationally consistent approach with the national planning standards. The 'rural production' definition excludes activities such as quarrying from plan provisions where it should be included.	Delete the definition of 'rural production' and replace all references to 'rural production' with 'primary production'.
41.10	Fulton Hogan - Tim Ensor	Definitions	Definitions	Definition of primary production	Support	Support the recognition of quarrying activities as 'primary production' and recognises that quarrying can only occur in rural areas where the aggregate resource is located.	Retain 'primary production' definition as notified.
41.11	Fulton Hogan - Tim Ensor	Definitions	Definitions	Definition of quarrying activities	Amend	Supports the definition for 'quarrying activities' to encompass the range of activities that are associated with quarrying, recognising that it is a National Planning Standard definition. Although the corresponding 'cleanfill material' definition (National Planning Standard definition) should enable the use of concrete demolition material to be used for rehabilitating quarry sites.	Amend definition for 'quarrying activities' (National Planning Standard definition) to enable concrete construction demolition material to be used in rehabilitation of quarry sites which doesn't meet the narrow definition of 'cleanfill material' (National Planning Standards).
41.12	Fulton Hogan - Tim Ensor	Definitions	Definitions	Definition of sensitive activity	Support	Support the definition of 'sensitive activity'.	Retain the definition of 'sensitive activity' as notified.
41.13	Fulton Hogan - Tim Ensor	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Reverse sensitivity effects resulting from urban development can be significant for activities such as quarrying thus this needs to be highlighted at a strategic level.	Amend SD-O2 to include direct reference to reverse sensitivity: ".... 6. provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency <u>while avoiding reverse sensitivity effects</u> ; ...."

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41.14	Fulton Hogan - Tim Ensor	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Amend	Important that a ready local supply of key physical materials such as aggregate is available to provide effective, efficient and resilient infrastructure.	Amend SD-O3 to recognise the role that the materials supply chain provides in achieving infrastructure outcomes by including the following new clause: ".... <u>3. infrastructure is supported through a ready, local supply of the physical construction materials requirements of infrastructure;</u> ...."
41.15	Fulton Hogan - Tim Ensor	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Oppose	SD-O4 relies on a new definition 'rural production' that is very similar to an existing definition 'primary production', put in place through the National Planning Standards. This has the potential to introduce confusion and incomplete coverage of the associated provisions that rely on these definitions. It also describes activities in narrative form rather than relying on available definitions which introduces subtle differences in what the provisions address and introduces potential confusion and inconsistency that may make implementation more difficult.	Amend SD-O4 to reference 'primary production' as opposed to 'rural production' and use the definition of 'rural industry':  "SD-O4 Rural land Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), rural land is managed to ensure that it remains available for productive rural primary production activities by: 1. providing for <del>rural</del> <u>primary</u> production activities, <del>activities that directly support rural production activities</del> <u>rural industry</u> and activities reliant on the natural resources of Rural Zones and limit other activities; and 2. ensuring that within rural areas the establishment and operation of <del>rural</del> <u>primary</u> production activities are not limited by new incompatible sensitive activities."
41.16	Fulton Hogan - Tim Ensor	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Oppose	Reverse sensitivity effects resulting from urban development can be significant for activities such as quarrying. It is therefore important that reverse sensitivity effects are a key consideration when identifying new residential development areas.	Amend UFD-P2: ".... 2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they: .... h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6; and i. <u>avoids reverse sensitivity effects.</u> "
41.17	Fulton Hogan - Tim Ensor	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Oppose	UFD-P10 only applies within Residential Zones and identified new development areas. However reverse sensitivity effects is an appropriate consideration for all urban or residential development and most often the only way to mitigate reverse sensitivity effects is through physical separation so as to avoid the effect occurring, especially in relation to sensitive land uses encroaching on quarrying activities. Seek a stronger direction for reverse sensitivity effects.	Amend UFD-P10, to apply to all new development areas and to take a clearer stance on reverse sensitivity effects:  "Managing reverse sensitivity effects from new development <del>Within Residential Zones and</del> For new development areas in Rangiora and Kaiapoi: 1. avoid residential activity that has the potential to limit the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone; 2. <del>minimise</del> <u>avoid</u> reverse sensitivity effects on primary production <del>activities from activities within new development areas through setbacks and screening, without compromising the efficient delivery of new development areas.</del> "
41.18	Fulton Hogan - Tim Ensor	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	General	Support	Insert a new policy that requires decision makers to recognise that access to the physical materials required for the construction, upgrade and maintenance of infrastructure is an important component of achieving EI-O1.	Insert the following new policy in the Energy and Infrastructure Chapter:  " <u>Recognising materials requirements:</u> <u>Decision making on the use of land must take into account the physical construction materials requirements of infrastructure and, in particular, the critical role of aggregates for the sustainable management of communities</u> ".
41.19	Fulton Hogan - Tim Ensor	TRAN - Ranga waka - Transport	Policies	TRAN-P11	Amend	TRAN-P11 is very specific and too detailed to form effective policy. Most of this detail could be incorporated via rules/standards which would avoid the potential for duplication and/or conflict between the policy and rules.	Amend TRAN-P11 to be more generic:  " <u>Parking (where provided) and associated access and manoeuvring area shall ensure that safe and efficient access, parking and manoeuvring is provided, including ease of access for service and emergency service vehicles.</u> "
41.20	Fulton Hogan - Tim Ensor	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R20	Support	TRAN-R20, its matters of discretion, High Traffic Generators and associated table, provide an appropriate framework for considering the effects of high trip generating activities.	Retain TRAN-R20 as notified.
41.21	Fulton Hogan - Tim Ensor	TRAN - Ranga waka - Transport	Activity Rules	Table TRAN-1	Support	Support the high traffic generation thresholds in Table TRAN-1: High Traffic Generation Thresholds.	Retain Table TRAN-1 as notified.
41.22	Fulton Hogan - Tim Ensor	NH - Matepa mahorahora - Natural hazards	Policies	General	Amend	Insert a new policy that encourages new communities to have systems and facilities in place to enable recovery as part of building resilience to natural hazards and climate change risk where avoidance is not always practicable. This includes having access to materials for rebuild and recovery.	Insert the following new policy:  " <u>NH-PX</u> <u>Provide for activities that enhance social, economic and cultural resilience in response to the adverse effects of natural hazards and climate change including activities that enhance the community's ability to recover.</u> "

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41.23	Fulton Hogan - Tim Ensor	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Oppose	ECO-P4 restrictions on indigenous vegetation clearance outside Significant Natural Areas set a relatively high bar for areas that may not have particular value based on site specific attributes. Site specific assessments should be a factor in whether clearance is controlled, which would better align with the rule framework.	Amend ECO-P4 to recognise that site specific assessment should play a role in whether vegetation clearance needs to be controlled.
41.24	Fulton Hogan - Tim Ensor	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P5	Amend	Support the recognition that a cascade through the effects management hierarchy may not always be practicable, and the ability to offset is still provided for. Consider that ECO-P5(3) "there is a strong likelihood that the offsets will be achieved in perpetuity" conflicts with ECO-APP2 (Principles for biodiversity offsetting) which only states a preference for outcomes lasting in perpetuity.	Amend ECO-P5 to ensure consistency with ECO-APP2: "... 2. the biodiversity offset will recognise the limits to offsets due to irreplaceable and vulnerable biodiversity (including effects that must be avoided in accordance with ECO-P7 (1)); <u>and</u> <del>3. there is a strong likelihood that the offsets will be achieved in perpetuity;</del> and ..."
41.25	Fulton Hogan - Tim Ensor	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Oppose	Use the National Planning Standards definitions for activities that do not detract from the identified Outstanding Natural Landscape values rather than definitions that are similar, but exclude certain activities, such as quarries.	Amend NFL-P3 to use terms set out in the National Planning Standards definition standard and to allow primary productive activities to occur where these do not detract from the values identified:  "Recognise the values of the outstanding natural landscapes identified in NFL-APP1 and protect them from the adverse effects of activities and development by: ... 5. providing for existing rural <u>primary</u> production where this does not detract from the identified values; and ..."
41.26	Fulton Hogan - Tim Ensor	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P4	Oppose	Amend NFL-P4(7) so it applies to both new and existing primary production activities, which includes quarrying, instead of limiting it to existing rural production activities.	Amend NFL-P4: "... 4. avoiding incompatible activities, including plantation forestry, shelterbelts, mining <del>and quarrying</del> activities, and large buildings or groups of buildings or other structures <del>which create</del> <u>where these activities result in</u> unacceptable adverse effects on the identified values; 5. mitigating through bulk, location and design controls the adverse effects of other uses and development in areas which have no capacity to absorb change; 6. providing for non motorised recreation activities and conservation activities; and 7. providing for <del>existing rural</del> <u>primary</u> production where this does not detract from the identified values."
41.27	Fulton Hogan - Tim Ensor	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R12	Amend	Considers non-complying activity status unnecessary for NFL-R12 as NFL-P4(7) requires primary production activities within Significant Amenity Landscapes to "not detract from the identified values" thus the policy limb of the Section 104D (Resource Management Act 1991) test is also focussed on effects thereby creating two effects-based gateways. Seeks discretionary activity status for new quarrying activities in Significant Amenity Landscapes and existing quarrying activities in Outstanding Natural Features and Landscapes to align with amendments to NFL-P3 and NFL-P4 requested by submitter.	Amend the activity status of NFL-R12 to discretionary.
41.28	Fulton Hogan - Tim Ensor	PA - Tomonga marea - Public access	Objectives	PA-O1	Support	It is important that public access to and along water bodies is able to be restricted where adverse health and safety effects could arise.	Retain PA-O1 as notified.
41.29	Fulton Hogan - Tim Ensor	PA - Tomonga marea - Public access	Policies	PA-P3	Support	It is important that public access to and along water bodies is able to be restricted where adverse health and safety effects could arise.	Retain PA-P3 as notified.
41.30	Fulton Hogan - Tim Ensor	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Oppose	Oppose current wording of SUB-O1 as it does not reflect the introduction of the Subdivision Chapter which identifies reverse sensitivity as a potential effect associated with subdivision but this is not mentioned in SUB-O1. Reverse sensitivity effects are an issue for quarrying activities.	Amend SUB-O1:  "Subdivision design achieves an integrated pattern of land use, development, and urban form, that: ... 3. supports protection of cultural and heritage values, conservation values; <del>and</del> 4. supports community resilience to climate change and risk from natural hazards; <u>and</u> 5. <u>avoids reverse sensitivity effects.</u> "
41.31	Fulton Hogan - Tim Ensor	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Oppose	Oppose SUB-P1(2) as consideration of reverse sensitivity should apply to all activities not just infrastructure.	Amend SUB-P1(2): "... 2. <del>Minimises</del> <u>avoids</u> reverse sensitivity effects <u>on infrastructure</u> including through the use of setbacks; ..."



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41.32	Fulton Hogan - Tim Ensor	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Support	Support SUB-P2(2) and retaining land for primary production.	Retain SUB-P2(2) as notified.
41.33	Fulton Hogan - Tim Ensor	EW - Ketuketu whenua - Earthworks	Introduction	Introduction	Oppose	Opposes quarrying activities in both zone and earthworks provisions as has potential for duplication and inconsistency. Potential earthworks effects will be addressed through land use consent.	Amend the introduction to Earthworks Chapter to exclude earthworks associated with quarrying activities.  "This chapter provides for and manages earthworks across the District and recognises that earthworks are an integral part of the use and development of land for residential activities, rural and commercial activities at a variety of scales. <u>Earthworks associated with quarrying activities are exempt from these provisions as these activities are specifically addressed through the relevant zone rules.</u> "
41.34	Fulton Hogan - Tim Ensor	EW - Ketuketu whenua - Earthworks	Policies	EW-P4	Oppose	Opposes quarrying activities being addressed through both zone and earthworks provisions due to potential duplication and inconsistent/unnecessary planning approach. Potential earthworks effects will be addressed through land use consents.	Amend EW-P4:  "Minimise adverse effects related to the scale of earthworks on character, and amenity values within or adjacent to urban environments by: ... 3. avoiding <del>quarry</del> , landfill, <del>cleanfill area</del> , mining, or dam activities within or adjacent to urban environments."
41.35	Fulton Hogan - Tim Ensor	EW - Ketuketu whenua - Earthworks	Policies	EW-P6	Oppose	Oppose EW-P6 as it does not qualify the type, scale or significance of contamination and could be interpreted to apply very widely. Given the direction to 'avoid', this would potentially foreclose activities that would otherwise be appropriate and has potential to conflict with regional plan provisions addressing earthworks in and around water bodies.	Amend EW-P6 to recognise activities that are able to remedy or mitigate effects and to reduce the potential for conflict with regional plan provisions addressing water quality.  "Avoid, <u>remedy or mitigate</u> adverse effects of earthworks on ground and surface water bodies <del>that could result in water contamination and adverse effects on</del> <u>and</u> mahinga kai."
41.36	Fulton Hogan - Tim Ensor	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R9	Oppose	Opposes quarrying activities being addressed through both zone and earthworks provisions as has potential to create duplication and inconsistent planning. Potential earthworks effects will be addressed through land use consent.	Amend EW-R9:  "All Zones <u>Rule does not apply to quarrying activities</u> Activity status: PER ..."
41.37	Fulton Hogan - Tim Ensor	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R11	Oppose	Oppose quarrying activities being addressed through both zone and earthworks provisions as has potential for duplication and inconsistent planning. Potential earthworks effects will be addressed through land use consents.	Amend EW-R11:  "All Zones <u>Rule does not apply to quarrying activities</u> Activity status: PER ..."
41.38	Fulton Hogan - Tim Ensor	NOISE - Te orooro - Noise	Objectives	NOISE-O2	Support	Support NOISE-O2 as it appropriately elevates the importance of reverse sensitivity effects for all activities.	Retain NOISE-O2 as notified.
41.39	Fulton Hogan - Tim Ensor	NOISE - Te orooro - Noise	Policies	NOISE-P1	Oppose	Oppose NOISE-P1 and seek avoidance of reverse sensitivity effects to be consistent with NOISE-O2. Minimisation and focus on indoor amenity fails to recognise physical separation as a means to avoid sensitive land uses encroaching on quarrying activities.	Amend NOISE-P1 to require the avoidance of reverse sensitivity effects when siting sensitive activities:  "NOISE-P1 <del>Minimising</del> <u>Managing</u> adverse noise effects  <u>Minimise Manage</u> adverse noise effects by: 1. limiting the noise level, location, duration, time, intensity and any special characteristics of noise generating activities, to reflect the function, character and amenity values of each zone; 2. requiring lower noise levels during night hours compared to day time noise levels to protect human health, natural values and amenity values of sensitive environments; and 3. <del>requiring sound insulation, or limiting avoiding</del> the locating <del>on</del> of noise sensitive activities where they may be exposed to noise from existing activities."

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41.40	Fulton Hogan - Tim Ensor	NOISE - Te orooro - Noise	Activity Rules	General	Support	Seek new rule for sensitive activities located close to quarries as there are no reverse sensitivity rules other than for the 50 dBA L <sub>dn</sub> Noise Contour for Christchurch International Airport.	<p>Insert new rule for sensitive activities and reverse sensitivity effects:</p> <p><u>"RX Sensitive activities</u>  <u>Activity status: PER</u>  <u>1. The establishment of a new, or alteration, or expansion of an existing sensitive activity.</u>  <u>Where,</u>  <u>1. The sensitive activity shall be setback from the boundary of any legally established quarrying activity;</u>  <u>a. 200m to any allowable excavation area; and</u>  <u>b. 500m to any allowable processing area; and</u>  <u>c. 500m to any activity that involves blasting.</u>  <u>The establishment of residential units, or minor residential units on the same site as the quarry are exempt from this rule requirement.</u>  <u>Existing residential units or minor residential units within the specified setback that are rebuilt on their existing site but no closer to the quarry are exempt from this requirement.</u>  <u>Activity status when compliance not achieved: DIS"</u></p>
41.41	Fulton Hogan - Tim Ensor	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O1	Support	Support the recognition of the role of primary production in the rural landscape.	Retain RURZ-O1 as notified.
41.42	Fulton Hogan - Tim Ensor	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O2	Support	Supports the recognition of activities that support primary production and with a functional need to be located within rural zones.	Retain RURZ-O2 as notified.
41.43	Fulton Hogan - Tim Ensor	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P1	Oppose	<p>Note that the character of rural environments is influenced by the activities that are anticipated to occur within them such as primary production. This then provides a lens by which to consider what is a reasonable level of amenity in the zone, not the other way around.</p> <p>Amend RURZ-P1 to better achieve RURZ-O1 and RURZ-O2, set clear expectations as to what contributes to rural character and therefore what expectation can be had for amenity, and align with GRUZ-P1.</p>	<p>Delete RURZ-P1 and replace with:</p> <p><u>"RURZ-P1 Rural character and amenity values</u>  <u>1. Recognise that rural character and amenity values vary across the Waimakariri District resulting from the combination of natural and physical resources present, including the location and extent of established and permitted activities.</u>  <u>2. Recognise that the elements that characterise an area as rural, from which desired amenity is derived, include the predominance of:</u>  <u>a. landscape dominated by openness and vegetation;</u>  <u>b. significant visual separation between residential buildings on neighbouring properties;</u>  <u>c. where appropriate, buildings integrated into a predominantly natural setting; and</u>  <u>d. natural character elements of waterways, water bodies, indigenous vegetation and natural landforms, including the coastal environment where relevant.</u>  <u>3. Recognise that primary production in rural areas can produce noise, odour, dust and traffic consistent with a rural working environment, that may be noticeable to residents and visitors in rural areas."</u></p>
41.44	Fulton Hogan - Tim Ensor	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P2	Support	Supports the policy for primary production, which includes quarrying activities, and managing development so that it does not foreclose of future primary production opportunities.	Retain RURZ-P2 as notified.
41.45	Fulton Hogan - Tim Ensor	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P8	Amend	Support parts of RURZ-P8 that relate to reverse sensitivity effects, but not other parts concerning direct effects of rural activities on other activities.	<p>Amend RURZ-P8:</p> <p>"Minimise the potential for reverse sensitivity effects by:</p> <p>1. avoiding the establishment of any new sensitive activity near existing intensive indoor primary production activities, intensive outdoor primary production activities, waste management facilities, quarrying activities, mining activities, and rural industry in circumstances where the new sensitive activity may compromise the operation of the existing activities; <u>and</u></p> <p>2. managing the establishment of new sensitive activities near other primary production activities.;</p> <p><del>3. ensuring adequate separation distances between existing sensitive activities and new intensive indoor primary production activities, intensive outdoor primary production activities, quarrying activities, mining and rural industry; and</del></p> <p>4. avoiding quarry, landfill, cleanfill area, mining activities adjacent to urban environments where the amenity values of urban environments would be diminished."</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
41.46	Fulton Hogan - Tim Ensor	GRUZ - General Rural Zone	Objectives	GRUZ-O1	Support	Support the role primary production activities play in the General Rural Zone.	Retain GRUZ-O1 as notified.
41.47	Fulton Hogan - Tim Ensor	GRUZ - General Rural Zone	Policies	GRUZ-P1	Support	Supports GRUZ-P1 as it provides a clear description of the elements that contribute to rural character.	Retain GRUZ-P1 as notified.
41.48	Fulton Hogan - Tim Ensor	GRUZ - General Rural Zone	Policies	GRUZ-P2	Support	Supports maintenance of primary production opportunities as rural land fragmentation is a contributor to the sterilisation of aggregate resource.	Retain GRUZ-P2 as notified.
41.49	Fulton Hogan - Tim Ensor	GRUZ - General Rural Zone	Activity Rules	GRUZ-R11	Support	Support permitted activity status for Rural Industry as these are critical to supporting primary production activities such as quarrying.	Retain GRUZ-R11 as notified.
41.50	Fulton Hogan - Tim Ensor	GRUZ - General Rural Zone	Activity Rules	GRUZ-R30	Amend	A 1000m setback is considered to be too excessive for quarrying activities. Christchurch District Plan has a setback of 250m as a discretionary activity. A 500m separation distance would be consistent with GRUZ-BFS5, for intensive indoor primary production or intensive outdoor primary production or quarrying.	Amend GRUZ-R30: "... 1. the quarry shall be set back a minimum of 4000500m from <u>the boundary of a Residential Zone.</u> "
41.51	Fulton Hogan - Tim Ensor	GRUZ - General Rural Zone	General	General	Support	Insert a new rule that enables the deposition of inert fill as part of quarry rehabilitation as a discretionary activity.	Insert new rule:  " <u>GRUZ-RX Deposition of inert fill</u> <u>Activity status: DIS</u> <u>Where:</u> <u>The fill is inert and is deposited as part of quarry rehabilitation.</u> "
41.52	Fulton Hogan - Tim Ensor	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS5	Oppose	Requests that a range of separation distances are used between any new activity that is inconsistent with quarrying activities. Recognising that quarrying activities include screening bunds and not just excavation for winning material and processing areas.	Amend GRUZ-BFS5 to include variable setbacks that reflect the relative risk of the activities occurring.  "GRUZ-BFS5 Separation distances to and from intensive indoor primary production or intensive outdoor primary production activity or <del>quarrying</del> <u>activities</u> 1. any new residential unit or minor residential unit or accessory building used for overnight accommodation shall be set back a minimum of: ... d. <u>200m from the boundary of any authorised excavation associated with extracting aggregate;</u> e. <u>500m from the boundary of any authorised aggregate processing area;</u> f. <u>500m from any existing quarry where it is located on a site in different ownership from any authorised blasting activity.</u> 2. Setback distances shall be measured from the building footprint of any permanent building, enclosure or yard in which animals or poultry are held, or any area of the site where compost is produced, stored or used, <del>or any area of the site where quarrying activity occurs.</del> "
41.53	Fulton Hogan - Tim Ensor	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P5	Support	Supports NATC-P5 as some activities have a functional or operational need to be located within setbacks of water bodies. This is especially the case with river based aggregate extraction activities and critical lifeline structure, such as bridges and culverts.	Retain NATC-P5 as notified.
42.1	Margaret Jennifer Spencer-Bower	GRUZ - General Rural Zone	Objectives	GRUZ-O1	Oppose	Oppose zoning of property at Isaac Road through to Downs Road, Swannanoa, as General Rural Zone in particular the minimum subdivision lot size of 20ha instead of 4ha because of loss of land value for subdivision and lifestyle subdivision that has already occurred. Formerly the submitter had to prove to the Council that additional staff accommodation could be subdivided off into 4ha sections, in case they needed to be sold to pay off debt.	Oppose rezoning of property at Isaac Road through to Downs Road, Swannanoa General Rural Zone with 20ha minimum subdivision lot size.
43.1	Frank Morris Endacott	General	General	General	Amend	Support the increase in second dwelling size to 90m <sup>2</sup> , however it would be more realistic to increase to 100-110m <sup>2</sup> as the lack of space is a shock for those that downsize, making it difficult to adjust.	Increase the size of a second dwelling to 100m <sup>2</sup> and enable the laundry to be in the garage.
44.1	Shane Robert Endacott	GRUZ - General Rural Zone	Activity Rules	GRUZ-R4	Support	Support increase in the size of second dwellings on rural properties from 75m <sup>2</sup> to 90m <sup>2</sup> .	Increase the size of second dwellings on rural zoned properties as soon as possible.
44.2	Shane Robert Endacott	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R4	Support	Support increase in the size of second dwellings on rural properties from 75m <sup>2</sup> to 90m <sup>2</sup> .	Increase the size of second dwellings on rural zoned properties as soon as possible.
45.1	Minister of Police - Zak Sun	MPOL - Minister of Police / NZ Police	General	General	Support	The rolled over Minister of Police Designation MPOL-2 for Kaiapoi Police Station at 149 Williams Street, Kaiapoi has a minor error where the land area specified in the schedule is incorrect and requires modification. The designation currently states 1,015m <sup>2</sup> whereas the land area for the designation should be 742m <sup>2</sup> .	Modify the legal description for Minister of Police Designation MPOL-2 to correctly state 742m <sup>2</sup> , rather than 1,015m <sup>2</sup> .
46.1	Woodstock Quarries Limited - Darryn Shepherd	GRUZ - General Rural Zone	Objectives	GRUZ-O1	Support	Support the provisions within the General Rural Zone that retain quarrying as a discretionary activity, landfill as a discretionary industrial activity, and earthworks quantities and location standards for permitted activity status.	Retain GRUZ-O1 as notified.
46.2	Woodstock Quarries Limited - Darryn Shepherd	Planning Maps	General	General	Support	Retain provisions relating to Geographic Areas (Ecological) and Ecological Districts overlays within the General Rural Zone.	Retain provisions relating to Geographic Areas (Ecological) overlay, Ecological District overlay within the General Rural Zone.



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46.3	Woodstock Quarries Limited - Darryn Shepherd	HS - Matu morearea - Hazardous substances	Objectives	HS-O1	Support	Supports HS-O1 for hazardous substances.	Retain HS-O1 as notified.
46.4	Woodstock Quarries Limited - Darryn Shepherd	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Objectives	ECO-O1	Support	Supports ECO-O1.	Retain ECO-O1 as notified.
46.5	Woodstock Quarries Limited - Darryn Shepherd	EW - Ketuketu whenua - Earthworks	Objectives	EW-O1	Support	Supports EW-O1 within the General Rural Zone and earthworks quantities and location standards for permitted activity status.	Retain EW-O1 for earthworks quantities and location standards for permitted activity status.
46.6	Woodstock Quarries Limited - Darryn Shepherd	NOISE - Te orooro - Noise	Objectives	NOISE-O1	Support	Supports NOISE-O1 as notified within the General Rural Zone.	Retain NOISE-O1 as notified.
46.7	Woodstock Quarries Limited - Darryn Shepherd	GRUZ - General Rural Zone	General	General	Support	Support General Rural Zone provisions that relate to conservation activities, industrial activities, reverse sensitivity, quarrying, significant natural areas and landscapes.	Retain General Rural Zone provisions to the extent as set out below: - retain quarrying as a discretionary activity, - retain landfill as a discretionary industrial activity, - retain earthworks quantities and location standards for permitted activity status, - retain geographic areas overlay as notified, - retain noise standards as notified, - retain unmapped Significant Natural Area (SNA) provisions as notified, in particular minimum contiguous area requirements and standards of identified vegetation types (ECO-SCHED2) where SNA rules have effect, - retain ecological district overlay as notified.
46.8	Woodstock Quarries Limited - Darryn Shepherd	HS - Matu morearea - Hazardous substances	Policies	HS-P3	Support	Supports HS-P3.	Retain HS-P3 as notified.
46.9	Woodstock Quarries Limited - Darryn Shepherd	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Support	Supports ECO-P4.	Retain ECO-P4 as notified.
46.10	Woodstock Quarries Limited - Darryn Shepherd	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P5	Support	Supports ECO-P5.	Retain ECO-P5 as notified
46.11	Woodstock Quarries Limited - Darryn Shepherd	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Support	Supports ECO-R2.	Retain ECO-R2 as notified

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46.12	Woodstock Quarries Limited - Darryn Shepherd	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R7	Support	Supports ECO-R7.	Retain ECO-R7 as notified
46.13	Woodstock Quarries Limited - Darryn Shepherd	EW - Ketuketu whenua - Earthworks	Policies	EW-P1	Support	Support EW-P1 and retain earthworks quantities and location standards for permitted activity status.	Retain EW-P1 as notified.
46.14	Woodstock Quarries Limited - Darryn Shepherd	EW - Ketuketu whenua - Earthworks	Policies	EW-P2	Support	Retain EW-P2 within the General Rural Zone for earthworks quantities and location standards for permitted activity status.	Retain EW-P2 for earthworks quantities and location standards for permitted activity status.
46.15	Woodstock Quarries Limited - Darryn Shepherd	EW - Ketuketu whenua - Earthworks	Policies	EW-P5	Support	Support EW-P5 within the General Rural Zone for earthworks quantities and location standards for permitted activity status.	Retain EW-P5 for earthworks quantities and location standards for permitted activity status.
46.16	Woodstock Quarries Limited - Darryn Shepherd	EW - Ketuketu whenua - Earthworks	Policies	EW-P6	Support	Support EW-P6 within the General Rural Zone for earthworks quantities and location standards for permitted activity status.	Retain EW-P6 for earthworks quantities and location standards for permitted activity status.
46.17	Woodstock Quarries Limited - Darryn Shepherd	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R9	Support	Support EW-R9 within the General Rural Zone in relation to earthworks quantities and location standards for permitted activity status.	Retain EW-R9 for earthworks quantities and location standards for permitted activity status.
46.18	Woodstock Quarries Limited - Darryn Shepherd	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S1	Support	Support EW-S1 within General Rural Zone for earthworks quantities and location standards for permitted activity status.	Retain EW-S1 for earthworks quantities and location standards for permitted activity status.
46.19	Woodstock Quarries Limited - Darryn Shepherd	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S2	Support	Support EW-S2 within General Rural Zone for earthworks quantities and location standards for permitted activity status.	Retain EW-S2 for earthworks quantities and location standards for permitted activity status.
46.20	Woodstock Quarries Limited - Darryn Shepherd	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S3	Support	Support EW-S3 within the General Rural Zone for earthworks quantities and location standards for permitted activity status.	Retain EW-S3 for earthworks quantities and location standards for permitted activity status.
46.21	Woodstock Quarries Limited - Darryn Shepherd	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S5	Support	Support EW-S5 within the General Rural Zone for earthworks quantities and location standards for permitted activity status.	Retain EW-S5 for earthworks quantities and location standards for permitted activity status.
46.22	Woodstock Quarries Limited - Darryn Shepherd	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S6	Support	Support EW-S6 within the General Rural zone for earthworks quantities and location standards for permitted activity status.	Retain EW-S6 for earthworks quantities and location standards for permitted activity status.
46.23	Woodstock Quarries Limited - Darryn Shepherd	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S7	Support	Support EW-S7 within the General Rural Zone for earthworks quantities and location standards for permitted activity status.	Retain EW-S7 for earthworks quantities and location standards for permitted activity status.
46.24	Woodstock Quarries Limited - Darryn Shepherd	NOISE - Te orooro - Noise	Policies	NOISE-P1	Support	Support NOISE-P1 as notified within the General Rural Zone.	Retain NOISE-P1 as notified.
46.25	Woodstock Quarries Limited - Darryn Shepherd	NOISE - Te orooro - Noise	Policies	NOISE-P2	Support	Support NOISE-P2 as notified, within the General Rural Zone.	Retain NOISE-P2 as notified.
46.26	Woodstock Quarries Limited - Darryn Shepherd	NOISE - Te orooro - Noise	Activity Rules	NOISE-R19	Support	Support NOISE-R19 as notified within the General Rural Zone.	Retain NOISE-R19 as notified.
46.27	Woodstock Quarries Limited - Darryn Shepherd	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O1	Support	Support provisions relating to hazardous substances, ecosystems and indigenous biodiversity, geographic overlay, ecological district overlay, earthworks, noise and General Rural Zone (conservation activities, industrial activities, reverse sensitivity, quarrying, significant natural areas, landscape) as notified and set out in the full submission.	Retain RURZ-O1 as notified.

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46.28	Woodstock Quarries Limited - Darryn Shepherd	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O2	Support	Support provisions relating to hazardous substances, ecosystems and indigenous biodiversity, geographic overlay, ecological district overlay, earthworks, noise and General Rural Zone (conservation activities, industrial activities, reverse sensitivity, quarrying, significant natural areas, landscape) as notified and set out in the full submission.	Retain RURZ-O2 as notified.
46.29	Woodstock Quarries Limited - Darryn Shepherd	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P1	Support	Support provisions relating to hazardous substances, ecosystems and indigenous biodiversity, geographic overlay, ecological district overlay, earthworks, noise and General Rural Zone (conservation activities, industrial activities, reverse sensitivity, quarrying, significant natural areas, landscape) as notified and set out in the full submission.	Retain RURZ-P1 as notified.
46.30	Woodstock Quarries Limited - Darryn Shepherd	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P2	Support	Support provisions relating to hazardous substances, ecosystems and indigenous biodiversity, geographic overlay, ecological district overlay, earthworks, noise and General Rural Zone (conservation activities, industrial activities, reverse sensitivity, quarrying, significant natural areas, landscape) as notified and set out in the full submission.	Retain RURZ-P2 as notified.
46.31	Woodstock Quarries Limited - Darryn Shepherd	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P4	Support	Support provisions relating to hazardous substances, ecosystems and indigenous biodiversity, geographic overlay, ecological district overlay, earthworks, noise and General Rural Zone (conservation activities, industrial activities, reverse sensitivity, quarrying, significant natural areas, landscape) as notified and set out in the full submission.	Retain RURZ-P4 as notified.
46.32	Woodstock Quarries Limited - Darryn Shepherd	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P6	Support	Retain provisions relating to hazardous substances, ecosystems and indigenous biodiversity, geographic overlay, ecological district overlay, earthworks, noise and General Rural Zone (conservation activities, industrial activities, reverse sensitivity, quarrying, significant natural areas, landscape) as notified and set out in the full submission.	Retain RURZ-P6 as notified.
46.33	Woodstock Quarries Limited - Darryn Shepherd	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P8	Support	Retain provisions relating to hazardous substances, ecosystems and indigenous biodiversity, geographic overlay, ecological district overlay, earthworks, noise and General Rural Zone (conservation activities, industrial activities, reverse sensitivity, quarrying, significant natural areas, landscape) as notified and set out in the full submission.	Retain RURZ-P8 as notified.
46.34	Woodstock Quarries Limited - Darryn Shepherd	GRUZ - General Rural Zone	Policies	GRUZ-P1	Support	Supports provisions relating to General Rural Zone (conservation activities, industrial activities, reverse sensitivity, quarrying, significant natural areas, landscape).	Retain GRUZ-P1 as notified.
46.35	Woodstock Quarries Limited - Darryn Shepherd	GRUZ - General Rural Zone	Activity Rules	GRUZ-R12	Support	Supports provisions relating General Rural Zone (conservation activities, industrial activities, reverse sensitivity, quarrying, significant natural areas, landscape).	Retain GRUZ-R12 as notified.
46.36	Woodstock Quarries Limited - Darryn Shepherd	GRUZ - General Rural Zone	Activity Rules	GRUZ-R30	Support	Supports provisions relating to General Rural Zone (conservation activities, industrial activities, reverse sensitivity, quarrying, significant natural areas, landscape).	Retain GRUZ-R30 as notified.
46.37	Woodstock Quarries Limited - Darryn Shepherd	GRUZ - General Rural Zone	Activity Rules	GRUZ-R35	Support	Supports provisions relating to General Rural Zone (conservation activities, industrial activities, reverse sensitivity, quarrying, significant natural areas, landscape).	Retain GRUZ-R35 as notified.
46.38	Woodstock Quarries Limited - Darryn Shepherd	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED2	Support	Supports unmapped Significant Natural Area provisions, particularly minimum contiguous area requirements and standards of identified vegetation types.	Retain ECO-SCHED2 as notified.
47.1	Trevor Walmsley	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS1	Support	Supports enabling sections of greater than 10,000m <sup>2</sup> to be subdivided into two 5000m <sup>2</sup> sections resulting in better land use and reduction of further subdivision of farmland to help District growth.	Retain LFRZ-BFS1 as notified.



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48.1	Ashley Industrial Services Ltd - Ken Fletcher	Planning Maps	General	General	Support	Support zoning of Ashley Industrial Services Ltd (AIS) at 8 Mill Rd as Heavy Industrial Zone and 138 Main St, Oxford as Light Industrial Zone for the following reasons: - Activities do not fit within Rural Objectives and Policies of Operative District Plan and should have been zoned Industrial (Business 2); - Activities do not fit within the General Rural Zone but fit within the Industrial Zones of the Proposed District Plan; - Industrial zoning is in accord with the Strategic Objectives of the Proposed District Plan. - This area was traditionally the industrial area of Oxford; - Will give the activity, and effects, prominence in planning processes and decisions, and give assurance to prospective neighbours; - Will give confidence and ability to continue to invest at the site, providing on-going, high-value employment as the largest employer in Oxford; - AIS has significantly enhanced the site, and will continue to do so under the appropriate zoning; and - Industrial zoning is in accord with the District Development Strategy.	Retain zoning of 8 Mill Rd and 138 Main St, Oxford as Heavy Industrial Zone and Light Industrial Zone respectively.
48.2	Ashley Industrial Services Ltd - Ken Fletcher	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	Oppose UFD-P10 limitation to new residential development in Rangiora and Kaiapoi only, as reverse sensitivity effects can be district-wide. Oppose limitation of reverse sensitivity effects on primary production only, as they can also apply to industrial production. Seek amendment to allow it to apply District-wide, and also to reverse sensitivity effects on industrial production.	Amend UFD-P10 to refer to the entire district and include industrial production:  "Within Residential Zones and new development areas, <u>District-wide</u> : 1. avoid residential activity that has the potential to limit the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone; 2. minimise reverse sensitivity effects on <u>industrial and</u> primary production from activities within new development areas through setbacks and screening, without compromising the efficient delivery of new development areas."
49.1	Russell Price Clifford	General	General	General	Neutral	Considers consent and buffer zones for stock effluent disbursal should be controlled by Canterbury Regional Council.	Seeks the Council desists from implementing stock effluent buffer zones. Has dealt with Council staff for 12 months regarding inaccurate pig and dairy effluent buffer zones which has not been consulted on and affects property values and sales.
50.1	Russell Price Clifford	Planning Maps	General	General	Amend	Support subdivision and rezoning of defined Ashley area contained within Fawcetts Road, Boundary Road, Dixons Road and Cones Road to approximately 5000m <sup>2</sup> lots (and associated conditions) as the area is necessary for 'residential/lifestyle' opportunity to purchasers who wish to live close to facilities (schools, shops, sportsgrounds and legal and medical services) but an urban environment with smaller sections. The complete block must be considered as defined area is questionable due to two rows of low slung overhead pylons, and other prime and obvious properties were disregarded. Consultation and property selection process was insufficient.	Consider area within Fawcetts Road, Boundary Road, Dixons Road and Cones Road block and consult all property owners (some may oppose or landbank). Prior rezoning decisions, correct lack of genuine responsibility or protection expected under District Council and Canterbury Regional Council protocols/regulations as affected properties, pasture and values are being degraded. Stormwater inundation into our properties from Loburn, Loburn Lea and above Dixons Road is not standard runoff but a developer/Council sanctioned stormwater problem which has been denied and disregarded (evidence is available).
51.1	Dougal James Cockburn	Planning Maps	General	General	Amend	2-4 Kingsford Smith Drive, Rangiora is a substantial retail business and will be classified as a non-complying activity in the General Industrial Zone. It was advertised in 2013 as permitting retail activity and this zoning reneges that.	Rezone 2-4 Kingsford Smith Drive, Rangiora to Large Format Retail Zone.
52.1	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	Definitions	Definitions	Definition of community corrections activity	Support	Support definition of 'community corrections activity' as is consistent with the National Planning Standards. 'Community corrections activities' are essential social infrastructure and play a valuable role in reducing reoffending. They build strong and resilient communities and enable people and communities to provide for their social and cultural well-being, health and safety.	Retain definition of 'community corrections activity' as notified.
52.2	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	Definitions	Definitions	Definition of residential activity	Support	Support definition of 'residential activity' as is consistent with the National Planning Standards. This definition applies to a range of residential activities including those that involve an element of supervision, assistance, care and/or treatment support.	Retain definition of 'residential activity' as notified.
52.3	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Amend SD-O2 to ensure urban development enables communities to provide for their social and cultural wellbeing, to build strong and resilient communities.	Amend SD-O2: ".... 9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and 10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1; <u>and</u> 11. <u>enables the community to provide for their wellbeing.</u> "
52.4	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	General	Amend	Requests new policy that implements the range of housing opportunities referred to in SD-O2 by supporting provision of a range of residential activities, including those involving an element of supervision, assistance, care and/or treatment support. This is important to meet community needs, build strong and resilient communities, and enable people and communities to provide for their social and cultural wellbeing and health and safety. Thereby achieving the purpose of the Resource Management Act 1991 and giving effect to the National Policy Statement on Urban Development.	Insert new UFD policy:  " <u>UFD-PX</u> <u>Support a range of residential activities to meet the needs of the community.</u> "
52.5	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Support	Supports RESZ-O1, particularly (2), as it recognises that sustainable residential growth should be responsive to community and district needs.	Retain RESZ-O1 as notified.

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52.6	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Amend	Retain and amend RESZ-O5 so that a range of residential activities that support and provide diverse social opportunities are provided for in residential zones, including residential activities that involve an element of supervision, assistance, care and/or treatment support. This includes residential activities provided by the Department of Corrections that provide housing, and associated care and support for people following their release, to assist with their transition and integration back into the community; and housing for those on bail or community-based sentences. This is important to meet community needs, build strong and resilient communities, and enable people and communities to provide for their social and cultural wellbeing and health and safety to achieve the purpose of the Resource Management Act 1991 and give effect to the National Policy Statement on Urban Development.	Amend RESZ-O5: "... 1. <u>a range of residential activities, including those that promote diverse social opportunities, such as residential activities that involve supervision, assistance, care, and/or treatment support.</u> ..."
52.7	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P8	Amend	Retain and amend RESZ-P8 so that a range of residential activities that support and provide diverse social opportunities are enabled in residential zones, including residential activities that involve an element of supervision, assistance, care and/or treatment support. This includes residential activities provided by the Department of Corrections that provide housing, and associated care and support for people following their release, to assist with their transition and integration back into the community; and housing for those on bail or community-based sentences. Providing for a range of residential activities with support in residential zones is important to meet community needs, achieve the purpose of the Resource Management Act 1991 and give effect to the National Policy Statement on Urban Development.	Amend RESZ-P8: "Enable a range of residential <u>activities</u> , unit types, sizes, and densities where: ..."
52.8	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	GRZ – General Residential Zone	Activity Rules	GRZ-R4	Support	Support GRZ-R4 as it permits "Residential Activities" in the General Residential Zone, including housing, and associated care and support for people following their release, to assist with their transition and integration back into the community; and housing for those on bail or community-based sentences.	Retain GRZ-R4 as notified.
52.9	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R4	Support	Support MRZ-R4 as it permits "Residential Activities" in the Medium Density Zone, which includes housing, and associated care and support for people following their release, to assist with their transition and integration back into the community; and housing for those on bail or community-based sentences.	Retain MRZ-R4 as notified.
52.10	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	MUZ - Mixed Use Zone	Policies	MUZ-P1	Amend	Amend MUZ-P1 to provide for community activities within the Mixed Use Zone, such as "Community Corrections Activity" which are essential social infrastructure and reduce reoffending, and build strong and resilient communities and enable social and cultural well-being and health and safety. Mixed Use Zones are accessible to offenders and other supporting social government agencies.	Amend MUZ-P1: "Provide for a mixture of commercial <u>community</u> , and residential activities in the Mixed Use Zone where these: ..."
52.11	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	MUZ - Mixed Use Zone	Activity Rules	General	Oppose	Amend MUZ-R24 activity status of "Community Corrections Activity" in the Mixed Use Zone (MUZ) from discretionary to permitted. Community corrections activities are essential social infrastructure and reduce reoffending, and enable people to provide for social and cultural wellbeing and health and safety. The MUZ provides suitable sites for community corrections activities, due to accessibility to offenders and other supporting social government agencies, and they are akin to an office activity which is consistent with the zone.	Insert new rule:  " <u>MUZ-R21 Community Corrections Activities Activity Status: PER</u> <u>Activity status when compliance not achieved: N/A</u> "
52.12	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	TCZ - Town Centre Zone	Policies	TCZ-P2	Support	Support TCZ-P2 as it enables community facilities such as "Community Corrections Activity" which is essential social infrastructure and reduces reoffending. They build strong and resilient communities and enable people provide for social and cultural wellbeing and health and safety. Many community corrections activities including the Department of Correction's current facility in Rangiora are located in town centre zone locations nationally. Such locations provide suitable sites for community corrections activities, due to accessibility to offenders and other supporting social government agencies, and are akin to office activities which are consistent with the zone.	Retain TCZ-P2 as notified.
52.13	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	INZ - General Objectives and Policies for all Industrial Zones	Policies	INZ-P1	Support	Supports INZ-P1. It enables "Community Corrections Activity" which is essential social infrastructure and plays a valuable role in reducing reoffending. They build strong and resilient communities and enable people and communities to achieve the purpose of the Resource Management Act 1991. Such facilities are appropriately located within industrial zones where they are accessible to offenders in the community they serve and are consistent with the character and amenity of such zones. In particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage, and are not prone to reverse sensitivity as community corrections facilities are not sensitive to the effects of an industrial environment (e.g. noise, high traffic movements, etc).	Retain INZ-P1 as notified.
52.14	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	LIZ - Light Industrial Zone	Activity Rules	LIZ-R7	Support	Support LIZ-R7 as it permits "Community Corrections Activity" in the Light Industrial Zone which is essential social infrastructure and reduces reoffending. They build strong and resilient communities and enable people to provide for social and cultural wellbeing and for health and safety. Facilities are appropriately located within industrial zones where they are accessible to offenders and are consistent with the zone. Community work often require large sites and are not sensitive to reverse sensitivity.	Retain LIZ-R7 as notified.

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52.15	Ara Poutama Aotearoa, the Department of Corrections - Andrea Millar	GIZ - General Industrial Zone	Activity Rules	GIZ-R7	Amend	Support GIZ-R7 as it permits "Community Corrections Activity" in the General Industrial Zone which is essential social infrastructure and reduces reoffending. They build strong and resilient communities and enable people to provide for social and cultural wellbeing and health and safety. Facilities are appropriately located within industrial zones where they are accessible to offenders and are consistent with the zone. Community work components often require large sites and are not prone to reverse sensitivity.	Retain GIZ-R7 as notified.
53.1	Graham and Sue Brown	Planning Maps	General	General	Oppose	Rezone 215 Jacksons Road Ohoka from Rural Lifestyle Zone to Large Lot Residential Zone. Support development in and around the Ohoka community centre, school, domain, hall, garage and shop and church. There are already residential developments of less than 4ha. It would be beneficial to the vibrancy of the community and growth of the school to allow smaller lot sizes on the western side of Jacksons Road between Birchdale Place and the community centre, and also to extend a footpath from the school to Birchdale Place for safer travel to school. Further intensification to 1ha lot sizes around the community hub is sensible compared to the development of new 4ha blocks. Existing water services can be provided to any new 1ha properties.	Rezone 215 Jacksons Road Ohoka from Rural Lifestyle Zone to Large Lot Residential Zone.
54.1	Barry Lennox	LLRZ - Large Lot Residential Zone	LLRZ - Large Lot Residential Zone	Introduction	Amend	Rezone San Dona area to Large Lot Residential Zone (LLRZ). San Dona is within the Mandeville Growth Boundary however it is within the Rural Lifestyle Zone and the rest of Mandeville is within the LLRZ. San Dona lots are 1.4ha-1.6ha, which are closer to LLRZ lot sizes. Lots of this size cannot be productive for most rural activities and the olive experiment was generally unsuccessful. Council approved San Dona's lots based on success of an unproven concept thus a remedy would be appropriate. Many San Dona landowners are elderly and would like to remain in the area, however 1.5ha is difficult to maintain. Subdivision would enable owners to remain and help satisfy demand for more dwellings in pleasant and well-developed area. San Dona has many functions of a residential zone with its Council water reticulation, wastewater reticulation, stormwater swales and drains (remedial work required), street lighting, proximity to Mandeville Sports Centre (community centre and hall), gate-side waste/recycling collection, retail centre, and 50kph speed limit. San Dona is largely free from natural hazards. San Dona achieves most of LLRZ-O1 requirements. Possible constraints is its fragile wastewater system (Septic Tank Effluent Pumps / STEP) which would only support a 10-15% capacity increase. Such costs should be met by new purchasers.	Rezone San Dona area to Large Lot Residential Zone.
55.1	The Broken River Trust - Murray McDowell	Definitions	General	General	Amend	Oppose using the National Planning Standard definition of 'building' as it discriminates against non-motorised vehicles e.g. a tiny home built on a light trailer or a 5th wheel caravan, which require a building consent, but amend this definition to include 'drawn vehicle' to the exclusion. Legal precedent has established that a tiny home on wheels is a vehicle and not a building (refer to Appendix A in full submission) and therefore, the Proposed District Plan is erred in law Also suggest a provision permitting the siting, storing, and permitted occupation of motorised and non-motorised vehicles. (Refer to full submission for appendices).	Request Council to expand on the National Planning standard definition of 'building' and add 'drawn vehicle' to the exclusion definition so that caravans or tiny homes on wheels (mobile or static, factory manufactured or custom built) are acknowledged as vehicles and have a legitimate place beside Motor Homes. This new wording would read; "but excludes any motorised vehicle or drawn vehicle or other mode of transport that could be moved under its own power "  Allow the siting, storage, parking, and utilisation of 'Vehicles' in appropriate residential zones used for short term stays, or used for long term stays if compliance under schedule 1 or 1(2) of the Building Act 2004 is achieved. Cover the classification of trailer type vehicle in a new permitted sleeping place. This wording to allow for this could include 'Temporary Residential Unit', 'Temporary Family living space', and 'Temporary Living Place' (refer to full submission for definitions).
56.1	The Broken River Trust - Murray McDowell	GRUZ - General Rural Zone	GRUZ - General Rural Zone	General	Support	Supports not carrying over Effluent Spreading Setback Buffers to the Proposed District Plan, as this removes the following negative effects on property owners in the buffer: negative effects on land values; any undue influence on building and siting of a residence in the buffer, possible ability to leverage transactional matters, quicker building consent process and easier for new residences within buffer; and it encourages beneficiaries of the buffer to explore mitigation of effects of their effluent discharge.	Do not carry the 'Effluent Spreading Setback Buffer' from the Operative District Plan to the Proposed District Plan.
57.1	Saunders and; Co Lawyers - Chris Fowler	RLZ - Rural Lifestyle Zone	Built Form Standards	RLZ-BFS5	Support	Supports RLZ-BFS5 300m setback for residential units from intensive primary production.	Not specified.
57.2	Saunders and; Co Lawyers - Chris Fowler	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS5	Support	Supports GRUZ-BFS5 300m setback of residential units from intensive primary production.	Not specified.
57.3	Saunders and; Co Lawyers - Chris Fowler	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS5	Amend	GRUZ-BFS5 applies setback of 300m to establishment of new residential dwellings, but not to establishment of new intensive primary production.	Amend GRUZ-BFS5 so that the setback of 300m also applies to new intensive primary production. Amend relevant objectives and policies for rural character, amenity and reverse sensitivity effects as required to support GRUZ-BFS5 amendment. Make alternative or additional amendments, deletions, or additions to give effect to this submission.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
57.4	Saunders and; Co Lawyers - Chris Fowler	GRUZ - General Rural Zone	Activity Rules	GRUZ-R17	Amend	Generally support GRUZ-R17 and GRUZ-R18, requiring restricted discretionary consent for intensive primary production activities but identifies there is no stricter default activity status.	Amend GRUZ-R17 and GRUZ-R18 to protect neighbouring activities: (a) add additional matter of discretion to Rules GRUZ-R17 and GRUZ-R18 for adverse onsite or offsite odour effects; and (b) introduce a non-complying rule for intensive primary production activities, if the activity: (i) breaches 300 m setback from residential units (or other sensitive receivers); or (ii) cannot internalise adverse effects. Amend objectives and policies for rural character and amenity, and reverse sensitivity effects to support amendment to the above rules. Amend as necessary or appropriate to give effect to the submission intent.
57.5	Saunders and; Co Lawyers - Chris Fowler	GRUZ - General Rural Zone	Activity Rules	GRUZ-R18	Amend	Generally support GRUZ-R17 and GRUZ-R18, requiring restricted discretionary consent for intensive primary production activities but identifies there is no stricter activity status when compliance not achieved.	Amend GRUZ-R18 to protect neighbouring activities: (a) add an additional matter of discretion to GRUZ-R18 for on site and off site adverse odour effects; and (b) introduce a non-complying rule for intensive primary production activities, if the activity: (i) breaches 300m setback from residential units (or other sensitive receivers); or (ii) cannot internalise adverse effects. Amend relevant objectives and policies for rural character, amenity, and reverse sensitivity effects as required to support rule amendments. Make other amendments necessary or appropriate to give effect to the submission intent.
58.1	Brian and Susan Andersen	GRUZ - General Rural Zone	General	General	Oppose	Oppose limiting land area in General Rural Zone (GRUZ) to 20ha with no acknowledgement of current land size or the opportunity to create boundary adjustments (with smaller sites) to increase size of larger farm sites for primary production. Small holdings could sell land to larger neighbouring properties subject to no future subdivision, for primary production purposes. 848 Oxford Road is 20ha and surrounded by properties between 4ha and 20ha, and the boundary of the GRUZ is next door. This will cause a pocket of 10-20ha sites surrounded by 4ha sites.	Allow boundary adjustments to make larger 20ha lots, smaller into at least 4ha. Could include 'no building' caveats on such adjustments, to ensure land could not be subdivided in the future.
59.1	Chaoting Ni and; Luyan Qian	Planning Maps	General	General	Amend	Rezone property from Rural Residential 4B to Residential 2 and will participate in, and contribute to, plans for rezoning the area. Would like to be informed of updates.	The big plan for the whole area.
60.1	John Norton	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Support	Support 600m <sup>2</sup> minimum allotment size in Settlement Zone as allows further development of Waikuku Beach area. The Operative District Plan 4000m <sup>2</sup> minimum area for Allin Drive area was added over a decade ago to avoid servicing constraints within zone. It is understood servicing constraints no longer exist.	Retain the 600m <sup>2</sup> area minimum allotment size for the Settlement Zone.
60.2	John Norton	SETZ – Settlement Zone	General	General	Support	Support Settlement Zone in the Allin Drive area being no longer subject to servicing constraints overlay as will allow further subdivision and a variety of living environments. Allows downsizing within Waikuku Beach rather than relocating to smaller lots in unfamiliar areas.	Retain the Settlement Zone without the servicing constraints overlay for Allin Drive area.
61.1	North Canterbury Clay Target Association - Haydn Porritt	General	General	General	Amend	The North Canterbury Clay Target Association has operated its activities on its current site since the late 1990's, and seeks specific provision for their activities (described in other specific submission points).	Recognise and provide for the North Canterbury Clay Target Association activities as detailed in other specific submission points.
61.2	North Canterbury Clay Target Association - Haydn Porritt	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Amend	SD-O4 is too focused on rural production, when other activities, including recreation activities also occur in the rural zone.	Amend the first paragraph of SD-O4 and point 2 to include reference to recreation activities.
61.3	North Canterbury Clay Target Association - Haydn Porritt	NOISE - Te orooro - Noise	Objectives	NOISE-O2	Amend	NOISE-O2 has lack of certainty as to what "identified existing activities" is.	Amend NOISE-O2 to refer to 'existing noise generating activities'.
61.4	North Canterbury Clay Target Association - Haydn Porritt	NOISE - Te orooro - Noise	Activity Rules	General	Amend	In the NOISE rules add a "Sports Facility" overlay, and a rule for The North Canterbury Clay Target Association should be provided similar to NOISE-R12 that provides for activities at Woodford Glen Speedway.	Insert new rule:  <u>"NOISE-RXX Sports Facility Activities – Boundary Road Activity status: PER Where:</u> <u>1. a maximum of 48 events may be held in any year;</u> <u>2. a maximum of 96 practice events may be held in any year (that will not be assessed as an event under (1));</u> <u>3. events, shall conclude by 9pm and have a maximum duration of 12 hours, not including event preparation and clean-up;</u> <u>4. practice events, shall conclude by 9pm and have a maximum duration of 5 hours, not including event preparation and clean-up;</u> <u>5. activities other than sporting events shall comply with NOISE-R19."</u> And add overlay to the planning maps.
61.5	North Canterbury Clay Target Association - Haydn Porritt	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P1	Amend	RURZ-P1 is too focused on 'rural production', when other activities, including recreation activities, occur in Rural Zones.	Amend RURZ-P1(2) to include reference to recreation activities.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
61.6	North Canterbury Clay Target Association - Haydn Porritt	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P3	Support	Support RURZ-P3.	Retain RURZ-P3 as notified.
61.7	North Canterbury Clay Target Association - Haydn Porritt	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P8	Amend	Support RURZ-P8 Reverse sensitivity but amend to refer to "recreation and sporting facilities".	Amend RURZ-P8 Reverse sensitivity (1) and (3) to refer to "recreation and sporting facilities".
62.1	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	General	General	General	Neutral	Various submissions are made to ensure that there is a practical and workable planning regime for deploying critical network utility infrastructure in the Waimakariri District.	Request that either: The specific relief as set out in the attached table; or Such other relief to similar effect to address the matters outlined in the submission to the submitter's satisfaction.
62.2	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Oppose	SD-O2 on Urban Development refers to 3 waters infrastructure but makes no reference to other infrastructure including telecommunications, broadband and electricity which is not consistent with various objectives and policies of the National Policy Statement on Urban Development 2020.	Amend SD-O2 by adding an additional clause to the objective:  "Urban development and infrastructure that: ... <u>x. ensures new development and intensification is adequately served by telecommunications, broadband and electricity.</u> "
62.3	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Support	Support SD-O3 as it provides an appropriate framework for addressing infrastructure.	Retain SD-O3 as notified.
62.4	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Oppose	Oppose UFD-P2 as it makes reference to 3 waters infrastructure but not other infrastructure such as telecommunications, broadband and electricity which is not consistent with the National Policy Statement on Urban Development 2020.	Amend UFD-P2(2) by adding an additional clause: "..." 2. for new Residential Development Areas, other than those identified in (1) above, avoid residential development unless located so that they: ... <u>x. occur in a manner where they can be provided with telecommunications, broadband and electricity infrastructure.</u> "
62.5	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Support	Support UFD-P10 which seeks to manage reverse sensitivity effects on infrastructure.	Retain UFD-P10 as notified.
62.6	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	General	General	Oppose	The structure of the District Plan and the relationship between the Energy and Infrastructure Chapter, other District wide chapters and the zone chapters is unclear. In addition, for plan workability and greater certainty it would be desirable to hyperlink all relevant district wide rules from the infrastructure rules/standards, to avoid having to reconcile potentially conflicting standards.	Amend the structure of the Proposed District Plan and Infrastructure Section such that:  - The bullet points in the section titled "other potentially relevant District Plan provisions" clearly states that zone chapter rules do not apply unless specifically referred in the EI Chapter rules and standards. - Reference/Hyperlink all relevant infrastructure rules in district wide provisions from the EI rules and standards. - Delete all rules referring to infrastructure from the zone chapter rules and standards.
62.7	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O1	Support	Support EI-O1 as it provides an appropriate and workable policy framework for telecommunications infrastructure.	Retain EI-O1 as notified.
62.8	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O2	Support	EI-O2 provides an appropriate and workable policy framework for telecommunications infrastructure.	Retain EI-O2 as notified.
62.9	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O3	Support	EI-O3 provides an appropriate and workable policy framework for telecommunications infrastructure.	Retain EI-O3 as notified.
62.10	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P1	Support	Support EI-P1 as it provides a workable and appropriate policy framework for telecommunications infrastructure.	Retain EI-P1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
62.11	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P2	Support	Support EI-P2 as it provides a workable and appropriate policy framework for telecommunications infrastructure.	Retain EI-P2 as notified.
62.12	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P3	Support	Support EI-P3 as it provides a workable and appropriate policy framework for telecommunications infrastructure.	Retain EI-P3 as notified.
62.13	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P6	Support	Support EI-P6 as it provides a workable and appropriate policy framework for telecommunications infrastructure.	Retain EI-P6 as notified.
62.14	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P5	Support	Support EI-P5 but concerned that policies in other chapters such as Natural Features and Landscapes may override it.	Retain EI-P5 and amend the policies for Natural Features and Landscapes (NFL-P1, NFL-P3 and NFL-P4) such that the management approach for these environments envisaged by EI-P5 is not overridden.
62.15	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R1	Support	Support EI-R1 as notified.	Retain EI-R1 as notified.
62.16	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R2	Support	Support EI-R2 as notified.	Retain EI-R2 as notified.
62.17	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R3	Support	Support EI-R3.	Retain EI-R3 as notified.
62.18	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R6	Support	Support EI-R6.	Retain EI-R6 as notified.
62.19	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R7	Support	Support EI-R7.	Retain EI-R7 as notified.
62.20	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R8	Support	Support EI-R8.	Retain EI-R8 as notified.
62.21	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R9	Support	Support EI-R9.	Retain EI-R9 as notified.
62.22	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R14	Support	Support EI-R14.	Retain EI-R14 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
62.23	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R15	Support	Support EI-R15.	Retain EI-R15 as notified.
62.24	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R19	Support	Support EI-R19.	Retain EI-R19 as notified.
62.25	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Communication facilities	EI-R27	Support	Support EI-R27.	Retain EI-R27 as notified.
62.26	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Communication facilities	EI-R30	Support	Support EI-R30.	Retain EI-R30 as notified.
62.27	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Communication facilities	EI-R31	Support	Support EI-R31.	Retain EI-R31 as notified.
62.28	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	EI-R40	Support	Support EI-R40.	Retain EI-R40 as notified.
62.29	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R4	Oppose	<p>EI-R4 (1) requires Restricted Discretionary resource consent where it involves a customer connection being externally attached to a building that is scheduled as having historic heritage values. Ongoing discussions between telecommunications operators and Heritage New Zealand Pouhere Taonga over how customer connections to heritage buildings should be addressed. Other plans enable connections as a controlled activity where control is around minimising impacts on the heritage item whilst still allowing for reasonable and practical use of heritage listed buildings and to support the adaptive use of such buildings.</p> <p>(5) of the rule requires that above ground infrastructure for a new customer connection shall comply with all other relevant Energy and Infrastructure rules. This clause is uncertain and it is submitted that the rule should be self-contained within EI-R4 or relevant rules are hyperlinked from this rule.</p>	<p>Amend E1-R4 as necessary and add a new controlled activity rule such that a customer connection to a building or structure with heritage values is provided for as a controlled activity, with the matters of control limited to the following:</p> <ul style="list-style-type: none"> <li>- <u>Design and placement of the customer connection to minimise impacts on the values and attributes of the heritage building or structure.</u></li> </ul> <p>Delete Clause 5 or amend by cross-reference/hyperlink to other specific EI rules that are intended to apply to above ground customer connections.</p>
62.30	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R10	Oppose	Clauses (1) and (2) of EI-R10 are unclear. New infrastructure in roads is exempt from the root protection areas, Significant Natural Areas and adjoining the coastal marine area in (1), while upgrades in (2) are subjected to restrictions.	Amend EI-R10 to make the scope and application of the rule clearer.
62.31	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R11	Oppose	The only permitted activity standard is an allowance for a 5m shift. However, there is an advisory note in regard to E1-R10(2) underground infrastructure. It is unclear how this relates to EI-R11 for relocation infrastructure as it is not expressed as a standard. Therefore, it appears that two separate rules may apply to relocation of underground infrastructure which is confusing. If EI-R10(2) it is intended be a standard this should be included as such within EI-R11 for clarity rather than an advisory note. It is also unclear why there would be a limit on how far underground infrastructure can be relocated.	<p>Amend EI-R11 by either deleting the advisory note or adding the requirements of EI-E10(2) clearly as a standard within EI-R11.</p> <p>And</p> <p>Amend EI-R11 such that the 5m shift restriction only applies to above ground infrastructure.</p>
62.32	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R18	Amend	Oppose EI-R18 (1)(a) and (c). Clause (a) is considered uncertain and conflicts with requirements of other agencies to not reduce flood clearances. Clause (c) is considered an unreasonable limitation due to requirements of different infrastructure providers and may be difficult to monitor and enforce over time. Different infrastructure providers will have different requirements for what needs to be attached to a bridge which may not reasonably be able to be in shared services conduits (e.g. telecommunications, electricity, 3-waters).	Amend EI-R18 by deleting (1)(a) and (1)(c).

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62.33	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Activity Rules - Communication facilities	EI-R26	Amend	Oppose EI-R26 in part. Provisions are generally supported, however seek clarity around allowable headframe widths of poles in roads in (4)(a) which does not refer to adjoining roads.	Amend EI-R26 (4)(a) by including reference to adjoining roads.
62.34	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Activity Rules - Communication facilities	EI-R28	Amend	Oppose EI-R28 in part. Provisions are generally supported, however seek clarity around allowable height of poles in roads in (3)(a) which does not refer to adjoining roads.	Amend E1-R28 (3)(a) by including reference to adjoining roads.
62.35	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on major electricity distribution lines	EI-R55	Oppose	Amend EI-R55 to include a clause similar to that in EI-R51(1)(i) for the National Grid whereby resource consent is not required where the safe distances in NZECP 34:2001 are not met provided written approval has been given by the lines distribution company under clause 2.4.1 of NZECP:34 2001.	Amend EI-R55 such that resource consent is not required where the safe distances in NZECP 34:2001 are not met provided written approval has been given by the lines distribution company under clause 2.4.1 of NZECP:34 2001.
62.36	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Matters of Discretion	EI-MD3	Support	Support EI-MD3, however, there are a number of Energy and Infrastructure rules where EI-MD3 does not apply. Operational considerations should always be a matter of discretion for telecommunications equipment.	Amend: EI-R2, EI-R4, EI-R7, EI-R8, EI-R9, EI-R11, EI-R12, EI-R13, EI-R14, EI-R15, EI-R16, EI-R17, EI-R36, EI-R40 by including EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.37	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Support	NH-R4 is practical and workable for typical telecommunications equipment.	Retain NH-R4 as notified.
62.38	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R5	Support	Support NH-R5 as is practical and workable for infrastructure.	Retain NH-R5 as notified.
62.39	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Support	Support NH-R6 as is practical and workable for infrastructure.	Retain NH-R6 as notified.
62.40	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R17	Support	Support NH-R17 as is practical and workable for infrastructure.	Retain NH-R17 as notified.
62.41	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R18	Support	Support NH-R18 as is practical and workable for infrastructure.	Retain NH-R18 as notified.
62.42	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	HH - Taonga o onamata - Historic heritage	Policies	HH-P7	Support	Support HH-P7 which properly requires account to be taken of functional need or operational need in siting infrastructure.	Retain HH-P7 as notified.
62.43	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R3	Oppose	EI-R4 in the Energy and Infrastructure Chapter addresses customer connections to buildings with historic heritage values. A cross reference/hyperlink to EI-R4 is required to make it clear that this activity does not need to be considered as a building addition under HH-R3.	Amend HH-R3 such that it is clearly identified that customer connections to buildings with heritage values are regulated under EI-R4 in the Energy and Infrastructure Chapter and not under HH-R3.
62.44	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	TREE - Rakau hirahira - Notable trees	Activity Rules	TREE-R4	Oppose	Oppose TREE-R4 as there is an unclear relationship and differing provisions between TREE-R4, notable tree root zone rules specific to infrastructure in the Energy and Infrastructure Chapter, and an earthworks rule in relation to notable tree root zones in the Earthworks Chapter relating to underground infrastructure. Rules relevant to infrastructure and ancillary earthworks should be located in the Energy and Infrastructure Chapter and exemptions for infrastructure noted in TREE-R4 and EW-S4.	Amend TREE-R4 and rules in the Energy and Infrastructure Chapter (EI) as necessary such that any provisions relevant to infrastructure work within the root zone of notable trees are included within the EI rules.
62.45	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R4	Oppose	Oppose SASM-R4 as the various overlays and buffer areas around silent file areas cover a substantial part of the eastern Waimakariri District including urban areas from the edge of Rangiora to the coast and it would appear almost all infrastructure would require resource consent, as a restricted discretionary activity, where any earthworks are required and the provisions as drafted may be unworkable due to the large extent of area they cover.	Amend SASM-R4 to provide for further exemptions for telecommunications infrastructure works within roads, as well as exemptions outside of roads for poles, cabinets and underground lines and associated earthworks.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
62.46	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD1	Oppose	Opposes ECO-MD1 as other topics, such as Sites and Areas of Significance to Māori, have an assessment matter addressing the functional and operational need of infrastructure. ECO-MD1 needs an equivalent assessment matter for situations where some impact on indigenous vegetation may be justified due to the functional and operational requirements of infrastructure.	Amend ECO-MD1 by adding a further clause: "... <u>x. In respect of infrastructure, the extent to which the proposed infrastructure has a functional need or operational need for its location, and whether alternative locations or layout/methodology would be suitable.</u> "
62.47	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P1	Oppose	Considers that EI-P5, which recognises that in some instances infrastructure may need to locate in sensitive environments and provides the framework for considering where that may be appropriate, could be overridden by NFL-P1, particularly its 'avoid' clauses.	Amend NFL-P1 so EI-P5 must be considered in regard to infrastructure, e.g: "... x.in regard to infrastructure, the matters outlined above shall be subject to a consideration of the extent to which the infrastructure may be appropriate under Policy EI-P5."
62.48	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Oppose	Considers that EI-P5, which recognises that in some instances infrastructure may need to locate in sensitive environments and provides the framework for considering where that may be appropriate, could be overridden by NFL-P3, particularly its 'avoid' clauses.	Amend NFL-P3 so EI-P5 must be considered in regard to infrastructure, e.g: "... x. <u>in regard to infrastructure, the matters outlined above shall be subject to a consideration of the extent to which the infrastructure may be appropriate under Policy EI-P5.</u> "
62.49	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P4	Oppose	Considers that EI-P5, which recognises that in some instances infrastructure may need to locate in sensitive environments and provides the framework for considering where that may be appropriate, could be overridden by NFL-P4, particularly its 'avoid' clauses.	Amend NFL-P4 so EI-P5 must be considered in regard to infrastructure, e.g: "... x. <u>in regard to infrastructure, the matters outlined above shall be subject to a consideration of the extent to which the infrastructure may be appropriate under Policy EI-P5.</u> "
62.50	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	NFL - Ahuatanga o te whenua - Natural features and landscapes	Natural Features and Landscapes Standards	NFL-S1	Oppose	Notes that equipment deployed in roads, such as utility poles comprising concrete, wooden or galvanised weather to a dull finish. Calculating the reflectivity would be difficult calculate at install date, or after weathering. This exemption should therefore include utility poles in road corridors that will weather to a non-reflective colour without a specific reflectivity standard.	Amend NFL-S1 Exemptions to add the following, or similar: "... <u>Infrastructure poles and attached equipment in road reserve that are finished in materials that will naturally weather to a not reflective colour.</u> "
62.51	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	NFL - Ahuatanga o te whenua - Natural features and landscapes	Natural Features and Landscapes Standards	NFL-S2	Oppose	Opposes 5% building coverage limit applying to small scale network utility equipment with a footprint of less than 10m <sup>2</sup> within Outstanding Natural Landscape, Outstanding Natural Feature, or Significant Amenity Landscape as calculating compliance would be unnecessary and unreasonable given the scale of effects.	Amend NFL-S2 to add an exemption for infrastructure with a footprint of less than 10m <sup>2</sup> .
62.52	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R8	Oppose	Oppose EW-R8. While the rule permits earthworks that comply with EI-R10 underground infrastructure in the Energy and Infrastructure Chapter, it would not cover underground customer connections covered by EI-R4 or relocation of underground infrastructure under EI-R11.	Amend EW-R8 such that to applies to all relevant rules in the EI Chapter providing for underground infrastructure.
62.53	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S1	Oppose	Oppose EW-S1. Exemptions should be provided from the cumulative 12 month permitted limits and areas per site for underground services, infrastructure poles and cabinets due to the localised nature of trenches or foundation works for poles and structures and given that work may be located in roads where it is difficult to calculate cumulative earthworks per site.	Provide an exemption from maximum volume and area standards for services trenches and foundations for infrastructure poles and cabinets.
62.54	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S2	Oppose	Oppose the requirement in EW-S2 for earthworks more than 300mm in depth or height to be setback 2m from any boundary of a site in different ownership being applied to infrastructure in roads and minor earthworks for service trenches, utility poles and cabinets.	Amend EW-S2 by providing an exemption for infrastructure within roads, and earthworks associated with services trenches or customer connections, utility poles and cabinets outside of roads.
62.55	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S3	Oppose	Oppose EW-S3 as infrastructure equipment in roads that cross waterways may need to be constructed within these setbacks. Regional rules requirements and EW-S7 can ensure any temporary sediment mobilisation for work undertaken by network utility operators in roads is properly controlled for work near waterways.	Amend EW-S3 by providing an exemption for infrastructure within roads.
62.56	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S4	Oppose	Oppose EW-S4. There is an unclear relationship and differing provisions between EW-S4, TREE-R4 and notable tree root zone rules specific to infrastructure in the Energy and Infrastructure Chapter.	Amend EW-S4 and rules in the EI Chapter as necessary such that any provisions relevant to infrastructure near or within the root zone of notable trees are included within the EI rules in the Energy and Infrastructure Chapter.
62.57	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S5	Oppose	Oppose EW-S5. The 2m maximum depth standard should exclude pile foundations for utility poles which may exceed this depth but not result in land stability issues that may be associated with larger scale earthworks.	Amend EW-S5 by providing an exemption from the maximum depth standard for utility pole pile foundations.



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62.58	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	WR - West Rangiora	Development Areas Standards	DEV-WR-S1	Oppose	Oppose DEV-WR-S1. The certification process for the West Rangiora Development Area focuses on transport and 3 waters infrastructure but does not mention communications infrastructure and therefore is considered inconsistent with the NPSUD. The telecommunications companies are seeking an operational procedure as part of the criteria for certifying new development areas by the Chief Executive to ensure telecommunications network operators (and ideally other non-public infrastructure operators such as electricity and gas distribution) have been advised so they have the opportunity to plan for serving new growth.	Amend the criteria in DEV-WR-S1:  "1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the [XYZ] Development Area: ... <u>x. all network utility companies providing telecommunications (fibre or mobile networks), electricity distribution and gas reticulation) to the development area have been advised of the expected timing and enabled capacity of development."</u>
62.59	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	NER - North East Rangiora	Development Areas Standards	DEV-NER-S1	Oppose	Oppose DEV-NER-S1. The certification process for the North East Rangiora Development Area mentions transport and 3 waters infrastructure but not communications infrastructure and as such is inconsistent with the National Policy Statement on Urban Development 2020. The telecommunications companies are seeking an operational procedure as part of the criteria for certifying new development areas by the Chief Executive to ensure telecommunications network operators (and ideally other non-public infrastructure operators such as electricity and gas distribution) have been advised so they have the opportunity to plan for serving new growth.	Amend the criteria in DEV-NER-S1:  "1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the [XYZ] Development Area: ... <u>x. all network utility companies providing telecommunications (fibre or mobile networks), electricity distribution and gas reticulation) to the development area have been advised of the expected timing and enabled capacity of development."</u>
62.60	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	SER - South East Rangiora	Development Areas Standards	DEV-SER-S1	Oppose	Oppose DEV-SER-S1. The certification process for the South East Rangiora Development Area focuses on transport and 3 waters infrastructure but not communications infrastructure and as such is considered inconsistent with the National Policy Statement on Urban Development 2020. The telecommunications companies are seeking an operational procedure as part of the criteria for certifying new development areas by the Chief Executive to ensure telecommunications network operators (and ideally other non-public infrastructure operators such as electricity and gas distribution) have been advised so they have the opportunity to plan for serving new growth.	Amend the criteria in DEV-SER-S1:  "1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the [XYZ] Development Area: ... <u>x. all network utility companies providing telecommunications (fibre or mobile networks), electricity distribution and gas reticulation) to the development area have been advised of the expected timing and enabled capacity of development."</u>
62.61	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	K - Kaiapoi	Development Areas Standards	DEV-K-S1	Oppose	Oppose DEV-K-S1. The certification process for the Kaiapoi Development Area focuses on transport and 3 waters infrastructure but not communications infrastructure which is considered inconsistent with the National Policy Statement on Urban Development. The telecommunications companies are seeking an operational procedure as part of the criteria for certifying new development areas by the Chief Executive to ensure telecommunications network operators (and ideally other non-public infrastructure operators such as electricity and gas distribution) have been advised so they have the opportunity to plan for serving new growth.	Amend the criteria in DEV-K-S1 by adding a new clause:  "1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the [XYZ] Development Area: ... <u>x. all network utility companies providing telecommunications (fibre or mobile networks), electricity distribution and gas reticulation) to the development area have been advised of the expected timing and enabled capacity of development."</u>
62.62	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R2	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R2 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.63	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R4	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R4 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.64	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R7	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R7 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.65	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R8	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R8 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.66	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R9	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R9 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
62.67	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R11	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R11 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.68	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R12	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R12 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.69	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R13	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R13 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.70	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R14	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R14 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.71	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R15	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R15 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.72	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R16	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R16 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.73	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R17	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R17 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.74	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Fuel and energy	EI-R36	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R36 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
62.75	Incite - Chris Horne - on behalf of Chorus New Zealand, Spark New Zealand Trading Limited, Vodafone New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	EI-R40	Oppose	There are a number of Energy and Infrastructure rules where EI-MD3 does not apply where permitted activity rules are not met. Operational considerations should always be a matter of discretion for telecommunications equipment not meeting permitted activity standards.	Amend EI-R40 to include EI-MD3 as a matter of discretion where permitted activity standards are not met.
63.1	Bruce Campbell Rule	KN - Kainga Nohoanga	Built Form Standards	SPZ(KN)-BFS1	Amend	Considers it would be impossible to construct a dwelling on long, narrow section at 420 Tuahiwi Rd with a 10m internal boundary setback.	Amend SPZ(KN)-BFS1(2) to reduce the 10m minimum set back for sections greater than 1ha and less than 2ha.
64.1	Carolyn Rossiter	Planning Maps	General	General	Amend	129 North Eyre Road is the only 20ha site left from the original farm subdivision with access via a shared right of way with lifestyle block owners. Rezone 129 North Eyre Road from General Rural Zone to Rural Lifestyle Zone.	Rezone 129 North Eyre Road to Rural Lifestyle Zone.
65.1	Bruce Roderick Shield	RURZ - General Objectives and Policies for all Rural Zones	General	General	Support	Support removal of effluent spreading and intensive farming separation requirements as nuisance should be contained within the neighbour's boundaries.	Delete buffer zones relating to effluent disposal and related resource consent requirements for new subdivision sites.
66.1	Philippa Novell	Planning Maps	General	General	Oppose	Does not oppose Sutherland Drive new subdivision but seeks to have a strip of space retained between the new and existing properties to allow space for wildlife that live in the current field.	Retain a strip of land between the new and existing properties to allow space for wildlife living in current field.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
67.1	Chris and Jenny Rose	GRUZ - General Rural Zone	GRUZ - General Rural Zone	General	Oppose	Submitters property is currently zoned General Rural Zone which limits subdivision to a minimum lot size of 20ha, however over time, 4ha lot subdivision has occurred on Oxford Road and this is predominant character. Boundary between the rural zones leaves pockets of 8-20ha lots surrounded by 4ha blocks with no opportunity to subdivide. This also prevents boundary adjustments to increase land for primary production.	Extend Rural Lifestyle Zone along the north side of Oxford Road, west from Rangiora to the Cust River (Kennedy Hill Rd) to match the zoning on the south side of Oxford Road. Reinstate boundary adjustment provisions from the Operative District Plan. Assess subdivision applications on individual merit.
68.1	Canterbury District Health Board - Edward Griffiths	Planning Maps	General	General	Support	Support the proposed Special Purpose Zone - Hospital zoning for the Rangiora and Oxford hospital sites.	Retain Special Purpose Zone - Hospital zoning and zoning extent as proposed for the Rangiora and Oxford hospital sites on the planning maps.
68.2	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Introduction	General	Support	Support introduction to Special Purpose Zone - Hospital Chapter as it covers the appropriate matters and correctly identifies the Canterbury District Health Board's two sites.	Retain introduction to Special Purpose Zone - Hospital Chapter as notified.
68.3	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	SPZ(HOS) - Special Purpose Zone - Hospital	General	Support	Support the inclusion of a Special Purpose Zone - Hospital zoning as proposed for hospital sites in Rangiora and Oxford as it is efficient, recognises existing activities and supports continued provision of hospital and health related services.	Retain the Special Purpose Zone - Hospital zoning for the Canterbury District Health Board sites in Rangiora and Oxford sites as notified.
68.4	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Objectives	SPZ(HOS)-O1	Support	Support SPZ(HOS)-O1 as it supports the continued use and efficient development of the Rangiora and Oxford sites for hospital and health related activities.	Retain SPZ(HOS)-O1 as notified.
68.5	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Policies	SPZ(HOS)-P1	Support	Support SPZ(HOS)-P1 as notified. Support (1) as more intensive development of hospital sites is generally more efficient than expanding onto other sites. Support reference in (2) as it is important to recognise that hospitals have specific requirements.	Retain SPZ(HOS)-P1 as notified.
68.6	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Policies	SPZ(HOS)-P2	Support	Support SPZ(HOS)-P2 as notified as it is appropriate that surplus land is available for alternative uses such as residential.	Retain SPZ(HOS)-P2 as notified.
68.7	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Rules	How to interpret	Support	Support the Special Purpose Zone - Hospital 'how to apply the rules' section, particularly the reference to the General Residential Zone in (2) as the zone applying should the sites no longer be required for hospital or health related activities.	Retain the Special Purpose Zone - Hospital 'how to interpret and apply the rules' section as notified.
68.8	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Rules	Table SPZ	Support	Support Table SPZ(HOS)-1 as notified, as it accurately describes the Canterbury District Health Board's Rangiora and Oxford addresses and legal descriptions.	Retain Table SPZ(HOS)-1 as notified.
68.9	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Activity Rules	SPZ(HOS)-R1	Support	Support SPZ(HOS)-R1 as it recognises existing activities and it is important to permit the Canterbury District Health Board's hospital and health related activities.	Retain SPZ(HOS)-R1 as notified.
68.10	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Built Form Standards	SPZ(HOS)-BFS1	Support	Support SPZ(HOS)-BFS1 as it adequately provides for Canterbury District Health Board's hospital and health related activities on the Rangiora and Oxford sites.	Retain SPZ(HOS)-BFS1.
68.11	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Matters of Discretion	SPZ-HOS-MD1	Support	Support SPZ-HOS-MD1, particularly the matter that enables the decision maker to take into account the operational need, functional need, accessibility and security requirements of the site and facility.	Retain SPZ-HOS-MD1 as notified.
68.12	Canterbury District Health Board - Edward Griffiths	Definitions	Definitions	HEALTH CARE	Support	Support definition of 'health care facility'.	Retain the definition of 'health care facility' as notified.
68.13	Canterbury District Health Board - Edward Griffiths	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Support	Support the provisions in Table SUB-1 Allotment Size and Dimensions for the Special Purpose Zone (Hospital).	Retain the provisions in Table SUB-1 for the Special Purpose Zone (Hospital).
68.14	Canterbury District Health Board - Edward Griffiths	EW - Ketuketū whenua - Earthworks	Earthworks Standards	Table EW-1	Support	Support the proposed maximum earthworks volume in Table EW-1 for the Special Purpose Zone - Hospital as this enables earthworks volumes on hospital sites commensurate with their size.	Retain the proposed maximum earthworks volume in Table EW-1 for the Special Purpose Zone - Hospital as notified.
68.15	Canterbury District Health Board - Edward Griffiths	LIGHT - Turamarama - Light	Light standards	Table LIGHT-1	Support	Support Table LIGHT-1 for the Special Purpose Zone (Hospital) as they reflect the level of light required for hospital sites compared to lower levels in more sensitive zones.	Retain Table LIGHT-1 Light Spill Limits by Zone Illuminance Lux for the Special Purpose Zone (Hospital) as notified.
68.16	Canterbury District Health Board - Edward Griffiths	NOISE - Te orooro - Noise	Activity Rules	NOISE-R11	Support	Support the permitted activity rule NOISE-R11 for generators for emergency services that need only comply with the daytime noise limits.	Retain NOISE-R11 use of generators for emergency purposes as notified.
68.17	Canterbury District Health Board - Edward Griffiths	NOISE - Te orooro - Noise	Activity Rules	Table NOISE-2	Support	Support the Table NOISE-2 Noise Limits for the Special Purpose Zone (Hospital) as hospitals are noise sensitive.	Retain Table NOISE-2 Noise Limits for the Special Purpose Zone (Hospital) as notified.
68.18	Canterbury District Health Board - Edward Griffiths	NOISE - Te orooro - Noise	Activity Rules	NOISE-R5	Support	Support NOISE-R5 as helicopters for emergency purposes should be permitted activities without any standards.	Retain NOISE-R5 as notified.
68.19	Canterbury District Health Board - Edward Griffiths	TRAN - Ranga waka - Transport	Activity Rules	Table TRAN-1	Support	Support grouping the Special Purpose Zone (Hospital) with commercial, mixed-use and industrial zones in Table TRAN-1 High Traffic Generation Thresholds as hospitals and health care facilities are expected to be reasonably highly trafficked.	Retain the grouping of the Special Purpose Zone (Hospital) with commercial, mixed-use and industrial zones in Table TRAN-1 High Traffic Generation Thresholds as notified.
68.20	Canterbury District Health Board - Edward Griffiths	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R6	Support	Support SIGN-R6 which permits any on-site sign in the Special Purpose Zone (Hospital) without any standards.	Retain SIGN-R6 for the Special Purpose Zone (Hospital) as notified.
68.21	Canterbury District Health Board - Edward Griffiths	NRG - North Rangiora	Appendix	DEV-NRG-APP1	Oppose	Oppose the North Rangiora Outline Development Plan in DEV-NRG-APP1 as it relates to Rangiora Hospital on Ashley Street as it shows a stormwater management area on its site. The Canterbury District Health Board may wish to intensify hospital activities on its site, consistent with SPZ(HOS)-O1 and P1, and this stormwater management area reduces this potential. The area is not currently a formed stormwater management area.	Delete the stormwater management area from the Canterbury District Health Board's Rangiora Hospital site shown on the North Rangiora Outline Development Plan.
68.22	Canterbury District Health Board - Edward Griffiths	NRG - North Rangiora	Activity Rules	DEV-NRG-R2	Oppose	Opposes DEV-NRG-R2 as it requires development to be in accordance with DEV-NRG-APP1 (the Outline Development Plan) which shows a stormwater management area on the Canterbury District Health Board's (CDHB) property Rangiora Hospital, which the CDHB opposes.	Delete the stormwater management area from the Canterbury District Health Board's land fronting Ashley Street. Alternatively, exclude the site from having to comply with DEV-NRG-APP1 under DEV-NRG-R2.

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68.23	Canterbury District Health Board - Edward Griffiths	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O1	Support	Supports EI-O1(1) as it supports critical infrastructure, which includes hospitals.	Retain EI-O1(1) as notified.
68.25	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Activity Rules	SPZ(HOS)-R2	Support	Support SPZ(HOS)-R2 as it recognises existing activities and it is important to permit the Canterbury District Health Board's hospital and health related activities.	Retain SPZ(HOS)-R2 as notified.
68.26	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Activity Rules	SPZ(HOS)-R3	Support	Support SPZ(HOS)-R3 as recognises existing activities and it is important to permit the Canterbury District Health Board's hospital and health related activities.	Retain SPZ(HOS)-R3 as notified.
68.27	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Activity Rules	SPZ(HOS)-R4	Support	Support SPZ(HOS)-R4 as recognises existing activities and it is important to permit the Canterbury District Health Board's hospital and health related activities.	Retain SPZ(HOS)-R4 as notified.
68.28	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Activity Rules	SPZ(HOS)-R5	Support	Support SPZ(HOS)-R5 as recognises existing activities and it is important to permit the Canterbury District Health Board's hospital and health related activities.	Retain SPZ(HOS)-R5 as notified.
68.29	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Activity Rules	SPZ(HOS)-R6	Support	Support SPZ(HOS)-R6 as recognises existing activities and it is important to permit the Canterbury District Health Board's hospital and health related activities.	Retain SPZ(HOS)-R6 as notified.
68.30	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Built Form Standards	SPZ(HOS)-BFS2	Support	Support SPZ(HOS)-BFS2 as adequately provides for Canterbury District Health Board's hospital and health related activities on the Rangiora and Oxford sites.	Retain SPZ(HOS)-BFS2 as notified.
68.31	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Built Form Standards	SPZ(HOS)-BFS3	Support	Support SPZ(HOS)-BFS3 as adequately provides for Canterbury District Health Board's hospital and health related activities on the Rangiora and Oxford sites.	Retain SPZ(HOS)-BFS3 as notified.
68.32	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Built Form Standards	SPZ(HOS)-BFS4	Support	Support SPZ(HOS)-BFS4 as adequately provides for Canterbury District Health Board's hospital and health related activities on the Rangiora and Oxford sites.	Retain SPZ(HOS)-BFS4 as notified.
68.33	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Built Form Standards	SPZ(HOS)-BFS5	Support	Support SPZ(HOS)-BFS5 as adequately provides for Canterbury District Health Board's hospital and health related activities on the Rangiora and Oxford sites.	Retain SPZ(HOS)-BFS5 as notified.
68.34	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Built Form Standards	SPZ(HOS)-BFS6	Support	Support SPZ(HOS)-BFS6 as adequately provides for Canterbury District Health Board's hospital and health related activities on the Rangiora and Oxford sites.	Retain SPZ(HOS)-BFS6 as notified.
68.35	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Matters of Discretion	SPZ-HOS-MD2	Support	Support SPZ-HOS-MD2 particularly the matter that enables the decision maker to take into account the operational need, functional need, accessibility and security requirements of the site and facility.	Retain SPZ-HOS-MD2 as notified.
68.36	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Matters of Discretion	SPZ-HOS-MD3	Support	Support SPZ-HOS-MD3 particularly the matter that enables the decision maker to take into account the operational need, functional need, accessibility and security requirements of the site and facility.	Retain SPZ-HOS-MD3 as notified.
68.37	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Matters of Discretion	SPZ-HOS-MD4	Support	Support SPZ-HOS-MD4 particularly the matter that enables the decision maker to take into account the operational need, functional need, accessibility and security requirements of the site and facility.	Retain SPZ-HOS-MD4 as notified.
68.38	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Matters of Discretion	SPZ-HOS-MD5	Support	Support SPZ-HOS-MD5 particularly the matter that enables the decision maker to take into account the operational need, functional need, accessibility and security requirements of the site and facility.	Retain SPZ-HOS-MD5 as notified.
68.39	Canterbury District Health Board - Edward Griffiths	HOS - Hospital	Matters of Discretion	SPZ-HOS-MD6	Support	Support SPZ-HOS-MD6 particularly the matter that enables the decision maker to take into account the operational need, functional need, accessibility and security requirements of the site and facility.	Retain SPZ-HOS-MD6 as notified.
68.40	Canterbury District Health Board - Edward Griffiths	Definitions	Definitions	Definition of care facility	Support	Support 'care facility' definition.	Retain 'care facility' definition as notified.
68.41	Canterbury District Health Board - Edward Griffiths	Definitions	Definitions	Definition of hospital	Support	Support 'hospital' definition.	Retain 'hospital' definition as notified.
68.42	Canterbury District Health Board - Edward Griffiths	Definitions	Definitions	Definition of integrated family health centre	Support	Support 'integrated family health centre' definition.	Retain 'integrated family health centre' definition as notified.
69.1	Geoffrey Maxwell	Planning Maps	General	General	Oppose	Rezone 356 Carrs Road in Loburn from General Rural Zone to Rural Lifestyle Zone as land in the area has been subdivided and land in the area is not highly productive. Seek flexibility to subdivide in future, and to amend requirement for 4ha minimum to a 4ha average, as in Hurunui District to allow subdivision sympathetic to landform and development and achieve overall density.	Rezone 356 Carrs Road Loburn as Rural Lifestyle Zone and amend 4ha minimum to a minimum 4ha average for subdivision in the Rural Lifestyle Zone.
70.1	Kyleston Farms Ltd - Marguerite Galloway	LLRZ - Large Lot Residential Zone	LLRZ - Large Lot Residential Zone	General	Amend	Rezone 90 Dixons Road as Large Lot Residential Zone (LLRZ) now rather than an overlay, to enable future subdivision. Property adjacent to existing settlements and adjoining block of Loburn Lea is zoned LLRZ. Neighbouring properties well set back from potential subdivision with buffer zones. The property could connect to a new sewer system, and is serviced by a sealed road. Power and phone utilities available, council is installing a new reticulated sewer system to service Loburn Lea subdivision, and ground contours can be enhanced to accommodate storm water run off. Somewhat support proposed Rural Lifestyle Zone with a LLRZ overlay as second best choice.	Rezone 90 Dixons Road, Loburn as Large Lot Residential Zone.
72.1	Ian and Margaret Stephenson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R16	Oppose	Opposes RLZ-R16, specifically (1)(f). - Motor Vehicle Display and Events, as it would mean unlimited uncontrolled car events and who runs them and what happens at them could be open to abuse without any say from neighbours. The showgrounds are too close to neighbouring residences to avoid noise and car pollution and would frequently interfere with peaceful enjoyment of properties on Coldstream Rd, Ashley Street and the environs. None of the showgrounds committee lives in the area, and none have vested interest in keeping noise levels, fumes and anti-social behaviour under control. Neighbours need to be able to challenge use of showgrounds, which is now surrounded on two sides by residential property.	Requests the Council delete provision (1)(f) from RLZ-R16 Rangiora Showgrounds permitted activities.

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73.1	Yvonne and; Mark Webb	Planning Maps	General	General	Oppose	General Rural Zone ensures land is used for primary production and Rural Lifestyle Zone is for primary production on smaller sites. When 8ha sites are subdivided to 4ha, primary production and planting of the sites are increased, as seen on neighbouring properties.	Allow subdivision where little or no primary production is taking place on a lot.
74.1	Paul Reid Curgenven	RURZ - General Objectives and Policies for all Rural Zones	General	General	Neutral	People creating a nuisance from effluent spreading and intensive farming should contain nuisance within their site. Unfair that nuisance impacts 500m onto submitters site and Council should not manage buffer zones.	Delete effluent spreading buffer zones. Canterbury Regional Council issues the consents and the District Council attach conditions that are unable to be administered.
75.1	Jay Jolly	K - Kaiapoi	K - Kaiapoi Development Area	Introduction	Amend	Partially support residential development in the Kaiapoi Development Area. Enjoy the current 'country outlook', quality of life and the nature and wildlife and would like to see an ecological green belt along the east side of Sutherland Drive to retain this. It would adjoin the green belt which runs along Sutherland-Brockelbank-Fergus. Consider street light placing and dimness so people can enjoy the night sky. Concerned about traffic safety at the Williams/Pinacres turn off as intersection is dangerous and difficult with traffic not adhering to speed limit. Decent sized sections with off street parking for residents should be considered. Concerned about dust and noise pollution as it adversely affects mental health, property cleanliness and dust related allergies.	Ensures the development includes the following: - Ecological corridors along the east belt for native wildlife. - Traffic management reviewed. - Decent sized sections and streets for off street parking. - Dust and noise pollution kept to a minimum for respect of mental health.
76.1	Nathan Schaffer	GRUZ - General Rural Zone	GRUZ - General Rural Zone	General	Oppose	Oppose inclusion of 593 Marshmans Rd and 581 Marshmans Rd in General Rural Zone (GRUZ). 'Rural character' is arbitrary and not well defined. The western side of Marshmans Road has already been subdivided into 4ha blocks. The remaining large titles are only semi productive with no available irrigation. Rural character still remains after subdividing to 4ha. There are large blocks on Marshmans Road which have been included in the Rural Lifestyle Zone which is in conflict with the proposal to keep rural character. The rules enforce that properties in GRUZ are productive agriculture, however Sefton Downlands is not profitable to farm, and farming is difficult as it would affect the lifestyle dwellings. Cannot find documentation that explains inclusion of my 8ha blocks when other titles under 20ha along Marshmans Road have been excluded, and there is contradiction in the Draft Plan's zoning boundaries. It does not work to have 'islands' of productive land among lifestyle properties due to sensitivity to effects from agriculture.	Rural Lifestyle Zone boundary should run across the boundary of Ashley Forest - land has been subdivided and larger sites are penalised. Including 593 Marshmans Rd and 581 Marshmans Rd by boundary change is wrong and needs amendment.
77.1	East West Developments Limited - Grant Johnston	Planning Maps	General	General	Oppose	Oppose rural zoning of the land highlighted in orange (adjacent to Parsonage and Eders Roads, and the proposed Large Lot Residential Zone at Woodend), and rezone this land Medium Density Residential Zone. The land is an extension to the existing township, and suitable to build on, commute to Christchurch and nearby towns, accessible by the motor way, and there are nearby services which can be accessed and extended.	Rezone the land (identified in the submission) in the future as Medium Density Residential Zone.
78.1	Nicola Anne Watherston	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	Oppose General Rural zoning of 2 Riverside Road. 42 years spent on improving the 115.8ha property with the intention to subdivide into 4ha blocks in the future. The property is an anomaly as surrounded by 4ha blocks to the south, west and north, and Okuku River to the east. Limiting subdivision to 20ha devalues the land and 4ha lifestyle blocks will maintain rural ambiance consistent with the aim of the plan.	Zone 2 Riverside Road as Rural Lifestyle Zone – 4ha.
79.1	Donna Karen Lamont	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R16	Oppose	Oppose RLZ-R16(1)(f) because the Rangiora Showgrounds is bordered on two sides by residential areas, and the annual motor event causes distress to neighbouring residents from disruption, noise, smoke and fumes, and inconsiderate conduct of some participants. The provision is vague and does not control these effects, nor limit the number of events per year, who can run these events, the size or duration and removes rights of residents. Appears to legitimise unlawful event. Further motor vehicle events at the Rangiora Showgrounds would be detrimental to the value of surrounding properties.	Delete (1)(f) from RLZ-R16. The close proximity of the Rangiora Showgrounds to residential areas makes the venue unsuitable for motor vehicle events that create excess noise, smoke and fumes, especially those that continue over several days. Events such as this should operate under a notified resource consent, with strict guidelines and neighbours maintain a right to challenge similar events.
80.1	Dawn Revell	K - Kaiapoi	General	General	Amend	Seek an ecological green belt east of Sutherland Drive to retain birdlife. More vehicles will put pressure on already overloaded roads from Pegasus to the Waimakariri River due to increased subdivisions. Concerned if there are enough schools and services to sustain extra growth. Seeks dimmer street lights to preserve the night sky. Retaining the quality of the environment is paramount.	Ensure Kaiapoi Development Area includes ecological corridors, dimmer street lights, similarly sized sections and open spaces to the adjoining Sovereign Palms subdivision, and adequate infrastructure.
81.1	Allan Charles	K - Kaiapoi	General	General	Amend	Support the General Residential Zone in the Kaiapoi Development Area, conditional to section sizes being similar to the adjoining subdivision, and an ecological corridor being formed to mitigate effects of habitat reduction and fragmentation, and promoting passage of fauna. Indigenous flora provide amenity attributes and opportunities for recreation and environment education. The sky is not excessively affected by street light pollution. Light pollution disrupts ecosystems and washes out starlight.	Require developers of the Kaiapoi Development Area to include section sizes, roads and streetscaping similar to the adjoining Sovereign Palms subdivision, ecological linkage spaces with indigenous plantings adjoining existing open spaces to form an ecological corridor, and install street lighting that limits light pollution.



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82.1	Rowena Ann Howard	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R24 Any	Oppose	Oppose SPZ(KN)-R24 unless all New Zealanders are permitted to build a family home on small holdings within Māori Reserve 873.	Amend SPZ(KN)-R24 so any New Zealander can build a home.
83.1	Neihana Tuss Kuru	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R24 Any	Oppose	Oppose SPZ(KN)-R24 as any landowner of a small block should be able to build as purchased originally from a Māori descendant and will benefit all in Māori Reserve 873.	Amend so any landowner can build as of right.
84.1	Glenn John Cheetham	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R24 Any	Oppose	Anyone should be allowed to build, not just Māori descendants.	Amend so anyone is allowed to build, not just Māori descendants.
85.1	Doug Guthrie	Planning Maps	General	General	Amend	Supports more small rural sections in the Ashley area of an average of 5000m <sup>2</sup> as indicated for future rezoning, being an excellent size for rural living with easy access to Ashley School and Village, and to Rangiora. Concerned that if more properties are built in Loburn Leigh, and a channel at Cones and Fawcetts Road is not fixed, water is now allowed to flow down Cones Road to the Ashley River and properties on the south side of Fawcetts Road will receive more flood water, however the problem could be easily fixed.	Supports more small rural sections in Ashley but concerned about the areas indicated. The area beside Loburn Leigh to the north of Dixons Road holds no water back and if this area proceeds there will be a problem for downstream properties. Supports this rezoning, but mitigate by taking the water to the river down Cones Road, and holding the water on the subdivision. Concerned about the block of land on the south side of Dixons Road. Small sections close to power pylons and wires is completely unacceptable. This would be better left as a 10ha area. Seeks the area along Fawcetts Road and partly up Boundary Road is increased to continue up Boundary Road to Dixons Road.
86.1	Shirley Moana George	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R24 Any	Oppose	SPZ(KN)-R24 gives an unfair advantage to one group of people and is not democratic. Land that has been sold to non-Māori should be free from covenants. Any landowner should be able to build more than one house.	Amend so anyone can build.
87.1	Russell K Woolley	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R24 Any	Neutral	Oppose the rural zoning at Tuahiwi that prevents subdivision of 366 Tuahiwi Road into smaller lots. Surrounding properties have been subdivided into smaller lots with various reasons given for why 366 could not be subdivided, including the constraints of water and sewage connection and these initial issues are now resolved. Acknowledges Council's policy to control the spread of urbanisation west of Rangiora to prevent the breaking up of productive farmland but also points out the shortage of building sites to supply housing.	Amend the zoning of 366 Tuahiwi Road to enable smaller sized sections.
88.1	Paul Zimmerman	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle Zone and associated maps, rules, objectives and policies applying to 101 Siena Place and the San Dona area, rezone to Large Lot Residential Zone (LLRZ). Current lot sizes in San Dona are between 1.0 and 1.5ha and are unsuitable for effective rural production. Rezoning to LLRZ is a more efficient land use and infilling would provide more homes without further greenfield development. Subdividing would enable submitter financial independence and support their children. 80% of San Dona home owners would be happy to see the area rezoned to LLRZ. San Dona already operates as a residential zone with 50kph speed limits, water and sewerage reticulation along with council rubbish collection.	Rezone 101 Siena Place and the San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone consistent with the rest of Mandeville.

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89.1	John Waller	GRUZ - General Rural Zone	GRUZ - General Rural Zone	General	Oppose	Oppose General Rural zoning and removing ability to subdivide 4ha lots, which was planned for retirement, consistent with neighbouring subdivisions. Property will be surrounded by 4ha blocks. This will cause hardship. Eastern areas have more fertile soils than west, but are not in General Rural Zone.	Retain right to subdivide to 4ha for existing owners until they sell. Rezone areas with 4ha blocks not as General Rural Zone.
90.1	Kelvin Ashby	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Oppose	Oppose reduction of minimum section size to 500m <sup>2</sup> in smaller towns such as Woodend. The minimum section size should stay as 600m <sup>2</sup> as the character is already being spoiled by the amount of subdivision and it should retain its 'country' character. Woodend also has a major traffic congestion issue.	In small towns such as Woodend, the minimum section size should stay as 600m <sup>2</sup> .
91.1	Jan De Lange	Planning Maps	General	General	Oppose	Rezone 70 and 74 Mapleham Drive, Pegasus from Rural Lifestyle Zone to either General Residential Zone or Medium Density Residential Zone. The property is spread over two lots and together have a combined area of only 0.52ha and is similar to neighbouring residential properties and is inconsistent with the purpose of the Rural Lifestyle Zone.	Rezone 70 and 74 Mapleham Drive, Pegasus from Rural Lifestyle Zone to either General Residential Zone or Medium Density Residential Zone.
92.1	Damon Hurley	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R4	Support	Support removal of the previous limit of the living area of a minor dwelling to be within 30m of the main dwelling. This enables a better site to be chosen that gives better outdoor amenity to both dwellings, and is not restricted by existing gardens, trees and land formations and limited access routes. The increase in floor area from 75m <sup>2</sup> to 90m <sup>2</sup> also provides for a more desirable and enjoyable dwelling to be built. The 40m <sup>2</sup> garage/carport is a little limiting but can be offset by ancillary buildings.	Implement RLZ-R4 including the omission of the 30m dwelling to dwelling limit.
93.1	George Welch	GRZ – General Residential Zone	General	General	Amend	Extend the residential zone in Oxford to include smaller properties adjacent to the residential zone on High Street, in particular 197B High Street. This property is not large enough to be considered part rural at 1600m <sup>2</sup> . Neighbouring properties are of a similar size, and these properties are connected to services.	Consider extending the residential zone North along High Street, Oxford to include smaller properties adjacent to the current residential zone.
94.1	Faye Andrea Rose	K - Kaiapoi	General	General	Oppose	Oppose Kaiapoi Development Area overlay because: 1. developing the area east of Sovereign Palms as residential is risky due to its orange tsunami zoning meaning it may be flooded multiple times in a person's lifetime; 2. the area has high groundwater, along with significant flood risk from localised flooding events due to rainfall, in addition to the tsunami threat; 3. increased housing density will increase nutrients which will promote waterway algal growth and therefore adversely affect wildlife, and could also be harmful to young children; and 4. additional residential development will reduce habitat and further disconnect the Lakes Reserve for the passage of fauna from the surrounding streams, lakes and the few remaining mature trees.	Retain Rural Lifestyle zoning of the Kaiapoi Development Area. If this is not possible, then ensure any development of this area includes: 1. retention of remaining mature trees along Lees Road; 2. a wide nature strip/swale along the back of the existing eastern Sutherland Drive properties to enable stormwater runoff, retain habitat and passage for the local fauna, and mitigate the orange tsunami zoning; and 3. low density development, i.e. large lifestyle sections which will retain the existing rural nature of area, in order to maintain the quality of life of existing residents and wildlife.
95.1	Rhonda Mather	HH - Taonga o onamata - Historic heritage	General	General	Amend	Seeks protection of structures that may be new, but will in time become historically significant. 'Bob's Bridge' (the swingbridge over Lake Pegasus), and the Pou (Māori carvings at the State Highway 1 entrance to Pegasus) need to be protected in the short and long term. Bob's Bridge is of great significance to the history of Pegasus Town and its founder. The bridge is one of the most photographed structures in the District. Protection of the bridge would ensure upkeep, longevity, and prevent mishaps such as previous proposal to erect a cellphone tower near it. The Pou are notable cultural structures of cultural significance gifted to Pegasus by Te Runanga o Kaikoura on behalf of Ngati Kuri, and need preservation, including ground around them. They represent cultural heritage of North Canterbury and environmental values on which Pegasus township is built.	Add 'Bob's Bridge' (the swingbridge over Lake Pegasus) and the Pou at the entrance to Pegasus Town to the heritage list to be protected and preserved for future generations. This protection to include the areas around the bridge and pou and sightlines to ensure they remain visible and accessible.
95.2	Rhonda Mather	PEG - Pegasus	General	General	Oppose	The proposed zoning of 64, 66 and 70 Pegasus Main Street as Medium Density Residential Zone (MRZ) is not considered appropriate. The areas host major community events and no other suitably large and located sites remains. Council owned land in Pegasus is very limited, making it difficult to find land for Council facilities, such as a community centre and youth park. A zoning of MRZ would allow high density (3-story) residential development in an area prized for its openness and Lake views. This would destroy the atmosphere and expectation of a semi-rural township and restrict lake access for the community. Pegasus already has sufficient small sized sections and existing MRZ. Council needs to enable zoning for Pegasus to have a community hub and heart, where people from throughout the Waimakariri and beyond want to spend time in Pegasus and patronise its businesses. Leaving the zoning as MRZ would be inappropriate with an ugly obstructive and uninviting block of multi-story residences. 64 Pegasus Main St is inappropriate for an MRZ zoning given that it adjoins to The Good Home gastropub and on an awkward shaped section immediately adjacent to the Lake, a carpark and playground (and public toilets).	Rezone the areas of 64, 66 and 70 Pegasus Main St to enable a mixture of activities such as retail, community facilities and open space (sporting and other community events), plus some type of accommodation facility (such as a motel).
96.1	David Whitfield	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R45	Amend	Oppose the proposal of water, sewage and storm water provision to Golf Links Road.	Provide water, sewage and storm water to Golf Links Road from the proposed subdivision at 52 Kippenberger Avenue.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
97.1	Murray and; Bev Fane	Planning Maps	General	General	Oppose	Oppose the Rural Lifestyle zoning of 11 Biella Place and the San Dona area of Mandeville. - The olives project was not successful as forecast by the developers. Subdivision to smaller usable lots as provided for under Large Lot Residential Zone (LLRZ) would make the land fit for purpose. - Mandeville and part of Swannanoa are proposed to be LLRZ, however San Dona is excepted even though it falls within the Mandeville Growth Boundary. - The section sizes of San Dona are an anomaly at approximately 1.5 to 1.7ha, whilst being zoned Rural Lifestyle Zone which caters for minimum 4ha sections. - Subdivision of properties would enable residents to continue to live in San Dona, cater to new residents, and reduce depletion of viable surrounding farm land. - San Dona is connected to services and residents contribute to these via rates. - Risk from flooding, earthquakes, tsunami and sea level rise is considered low.	Rezoned San Dona, including 11 Biella Place, to Large Lot Residential Zone.
98.1	Planz Consultants - Andrew Ross	Planning Maps	General	General	Amend	Rezoned 307 Dalziels Road (Lot 1 DP 30260) and 334 Mount Thomas Road (Lot 1 DP 61711), Fernside (combined area of 43.75ha) to Rural Lifestyle Zone (RLZ). Lifestyle blocks surround the site, notably to the northeast and south of Mount Thomas Road. The property is within the General Rural Zone, however the allotments to the south and east of the sites are within the RLZ. The fragmentation of the surrounding rural environment has increased reverse sensitivity issues that have restricted the farming practices of the site. The site has restrictions on land use practices and is continuing to operate under the Farm Environment Plan. Intensification of farming is restricted on a farm of this scale. The ability to subdivide was expected in the farm's long term planning. The zoning has a natural barrier abutting the Ashley River, and there is a distinct transition from lifestyle allotments to farmland to the west of the site. The land to the north of Dalziel Road is subject to flood risk and is unlikely to be suitable for intensive subdivision.	Rezoned 307 Dalziels Road (Lot 1 DP 30260) and 334 Mount Thomas Road (Lot 1 DP 61711) to enable subdivision, due challenges with reverse sensitivity and restrictions to farming practices. Refer to Figure 4 of original submission. Seeks a broader rezoning of the surrounding area from General Rural Zone to Rural Lifestyle Zone that reflects the land use patterns of existing lifestyle allotments. Refer to Figure 5 of original submission.
99.1	Ken Fletcher	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	Table SUB-1 does not recognise existing character or provide for a range of housing opportunities required by SD-O2. 500m <sup>2</sup> minimum in General Residential Zone does not recognise distinct small-town character of Oxford which is self sufficient and does not have public transport. Oxford currently has large residential lots despite subdivision to the minimum size of 600m <sup>2</sup> , which will reduce to 500m <sup>2</sup> under proposed rule. Large Lot Residential Zone (LLRZ) size of 5000m <sup>2</sup> is a big difference from 500m <sup>2</sup> , unless smaller lots are allowed by resource consent. Having no realistic provision of lot sizes in between does not provide for housing choice or affordable housing and constrains growth of Oxford to LLRZ to the north.	Increase minimum lot size in existing Oxford residential area to 600m <sup>2</sup> and allow Oxford growth with lot sizes between 800m <sup>2</sup> and 2000-2500m <sup>2</sup> . Current Large Lot Residential Zones at Oxford north and east and Large Lot Residential Overlay should allow minimum 2000m <sup>2</sup> to maximum 5000m <sup>2</sup> lots, with the 5000m <sup>2</sup> average deleted. Alternatively, provide for 2000m <sup>2</sup> to 5000m <sup>2</sup> lots with average of less than 5000m <sup>2</sup> to be a restricted discretionary activity.
99.2	Ken Fletcher	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Amend SD-O2, and the Proposed District Plan, to reference affordable housing as affordability of a range of housing types and across all zones should be encompassed, including lots within Large Lot Residential Zone and rural zones, not just limited to small, urban lots. Amend to provide for the outward growth of Oxford, with lot sizes of 1,000m <sup>2</sup> - 2,000m <sup>2</sup> in character with the town, as other than the two Large Lot Residential Overlay areas there are no identified growth areas.	Amend SD-O2: "Urban development and infrastructure that: 1. is consolidated and integrated with the urban environment; 2. that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors; 3. utilises the District Council's reticulated wastewater system, and potable water supply and stormwater infrastructure where available; <u>4. provides for affordable housing options in all zones across the district;</u> 5. provides a range of housing opportunities, focusing new residential activity within <u>and around</u> existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve the housing bottom lines in UFD-O1; supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being: a. the primary centres for community facilities; b. the primary focus for retail, office and other commercial activity; and c. the focus around which residential development and intensification can occur. ..." Amend policies and rules appropriately to reflect the above amendment to SD-O1.
99.3	Ken Fletcher	LLRZ - Large Lot Residential Zone	Introduction	Introduction	Amend	The Large Lot Residential Zone (LLRZ) Introduction is incorrect in stating LLRZ are "located near but outside the established townships". In Oxford they are within, and part of, the township on the northern side.	Amend Large Lot Residential Zone Introduction: "...The Large Lot Residential Zone are located <u>within, on the edges of, and near to</u> , the established townships..."
99.4	Ken Fletcher	Description of the District	Description of the District	Description of district	Amend	The Large Lot Residential Zone in Oxford is part of the town, on the northern side, not on the outskirts. The general description does not capture the different character and flavour that Oxford has compared to the other large towns of the district.	Amend Description of the District: "...Oxford, the largest town in the west of the District, <u>has a different character to Rangiora/Kaiapoi/Woodend</u> ... Large lot residential development (formerly known as 'rural residential' and zoned Residential 4A or 4B) is mainly located in areas zoned for that purpose in locations including Mandeville North, Fernside, Ohoka, Clarkville, Swannanoa, Loburn, Waikuku, Waikuku Beach, Ashley, Waiora Lane, West Eyreton and <u>within and around</u> Oxford."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
100.1	James Stephens	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Introduction	Oppose	Oppose inclusion of part of 117 Mounseys Road in Taylor's Bush Significant Natural Area (SNA051) as this portion of it is predominantly (at least 80%) made up of weeds including gorse, broom, willow trees, hawthorn and muehlenbeckia. The area of indigenous habitat is a small cluster of the entire vegetation make up, and is immediately adjacent to Woodside Road.  Significance cannot be determined via analysis of aerial imagery. The proposed Taylor's Bush SNA is separate to the historical SNA ('Vegetation and Habitat Site' V056) and are separated by Woodside Road. SNA051 would restrict submitter's 10 year plan to enhance their property's biodiversity by planting indigenous trees, and controlling pest and weeds.	Delete SNA051 from 117 Mounseys Rd, Viewhill.
101.1	Charlie Brown	GRUZ - General Rural Zone	General	General	Oppose	Opposes rural zoning rules for 438 Mairaki Road ('the property') and rationale for General Rural Zone (GRUZ) and Rural Lifestyle Zone (RLZ) boundaries and its implications for the property. The imbalance and arbitrary nature of defining the GRUZ and RLZ will benefit those within the RLZ to the detriment of the GRUZ. Disagree with arbitrary distinction and interpretation of the GRUZ as retaining open, large scale productive landscape character with open grassland, pastoral farming, cropland and small areas of forestry. It is a contradiction to redefine the GRUZ and then require resource consents for intensive indoor and outdoor farming activities. The rules are inconsistent because many sites within the GRUZ are in substance RLZ land. There is no benefit as the rules are the same as RLZ. Zoning should be made on a case by case basis. The property is closer to a township than RLZ land is. The property's soils are better suited to RLZ. Open, large scale production is not available. The property is of RLZ size and surrounded by small properties with houses, not economic farming units, and are more representative of RLZ land. The rates within the GRUZ, including these smaller blocks, will be detrimental to farmers. Subdivision adjacent to the property has impeded on rural activities. Reverse sensitivity will arise from surrounding smaller properties and there are no rules to manage this, so it is unlikely the property can be used for a GRUZ purpose.	Request that the existing District Plan rules, as they apply to 438 Mairaki Road, remain unchanged. Alternatively, rezone 438 Mairaki Road Rural Lifestyle Zone. If 438 Mairaki Road remains General Rural Zone, the rules need to allow for future subdivision as a controlled or discretionary activity, to take into account the best interests of a property where its inclusion within the zone is more marginal than the other areas containing the best quality land. Rules need to be clear and give greater ability for rural use, including more intensive uses. If future subdivision is not possible, future use and development should be enabled, and reverse sensitivity issues should be adequately covered.
102.1	Charlie Brown	GRUZ - General Rural Zone	GRUZ - General Rural Zone	General	Oppose	Opposes rural zoning rules for 666 Mount Thomas Road ('the property') and rationale for General Rural Zone (GRUZ) and Rural Lifestyle Zone (RLZ) boundaries and its implications for the property. The imbalance and arbitrary nature of defining the GRUZ and RLZ will benefit those within the RLZ to the detriment of the GRUZ. Disagree with arbitrary distinction and interpretation of the GRUZ as retaining open, large scale productive landscape character with open grassland, pastoral farming, cropland and small areas of forestry. It is a contradiction to redefine the GRUZ and then require resource consents for intensive indoor and outdoor farming activities. The rules are inconsistent because many sites within the GRUZ are in substance RLZ land. There is no benefit as the rules are the same as RLZ. Zoning should be made on a case by case basis. The property is closer to a township than RLZ land is. The property's soils are better suited to RLZ. Open, large scale production is not available. The property is of RLZ size and surrounded by small properties with houses, not economic farming units, and are more representative of RLZ land. The rates within the GRUZ, including these smaller blocks, will be detrimental to farmers. Subdivision adjacent to the property has impeded on rural activities. Reverse sensitivity will arise from surrounding smaller properties and there are no rules to manage this, so it is unlikely the property can be used for a GRUZ purpose.	Request that the existing District Plan rules, as they apply to 666 Mount Thomas Road, remain unchanged. Alternatively, rezone 666 Mount Thomas Road to Rural Lifestyle Zone. If 666 Mount Thomas Road remains General Rural Zone, the rules need to allow for future subdivision as a controlled or discretionary activity, to take into account the best interests of a property where its inclusion within the zone is more marginal than the other areas containing the best quality land. Rules need to be clear and give greater ability for rural use, including more intensive uses. If future subdivision is not possible, future use and development should be enabled, and reverse sensitivity issues should be adequately covered.
103.1	Margaret and John Cotter	GRUZ - General Rural Zone	GRUZ - General Rural Zone	General	Oppose	Submitters property is currently zoned General Rural Zone which limits subdivision to a minimum lot size of 20ha however, over time, 4ha lot subdivision has occurred on Oxford Road and this is predominant character. Boundary between the rural zones leaves pockets of 8-20ha lots surrounded by 4ha blocks with no opportunity to subdivide. This also prevents boundary adjustments to increase land for primary production.	Extend Rural Lifestyle Zone along the north side of Oxford Road, west from Rangiora to the Cust River (Kennedy Hill Rd) to match the zoning on the south side of Oxford Road. Reinstate boundary adjustment provisions from the Operative District Plan. Assess subdivision applications on individual merit.
104.1	Jeremy Elvidge	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R11	Amend	RLZ-R11 points 1-9 (excluding 6) are restrictive and sometimes onerous. In particular point 8 is nonsensical. With intensification of land holdings in the rural sector it is essential conditions are established to foster successful and innovative enterprise that offers employment and economic growth.	RLZ-R11 points 1-9 need to be reviewed after consultation with the rural base who are affected by the restrictions. Future criteria need to be linked to identified industry categories, such as: - Horticulture - table grapes, viticulture, fruit growing, market gardening, organic produce, tree/shrub nursery - Home crafts - Electrical - Mechanical - Rural Service - Hospitality - Catering - Small livestock/poultry
105.1	Marie Jarvis and; David O'Neill-Kerr	RLZ - Rural Lifestyle Zone	General	General	Support	Support retention of Rural Lifestyle Zone in San Dona area. Other San Dona landowners are seeking it be zoned as Large Lot Residential to enable intensification for their own financial gains and have sought political support. They would have been aware of the area's existing density restrictions when they purchased their properties. Allowing intensification would adversely change San Dona's character, including its minimal traffic, and the resulting construction would be disruptive.	Retain Rural Lifestyle zoning for San Dona area, Mandeville.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
106.1	Northern A and; P Association - Graeme Green	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R16	Amend	A&P Association provides a community facility and supports the activities detailed, however, 1(c) excludes major sports facility, and, outside of the show, the property is used for sports activities and tournaments such as football and polo, and the exclusion conflicts with current activities and ongoing approvals. There is interest in more use of the site for winter sports, and they are used for school rugby training. Several equestrian sports events are held annually including the Springston Trophy which is a major event.	Delete exclusion (f) from RLZ-R16 (1)(c) Equestrian and ancillary activities and facilities.
107.1	Cory and Philippa Jarman	K - Kaiapoi	K - Kaiapoi Development Area	General	Oppose	Oppose residential development of the proposed area. Development would affect wildlife habitat. Submitter planted their garden to sustainably support the local environment. Two-storey housing up to the boundary would affect privacy and sunlight. More housing will add pressure on infrastructure, including transport (increased demand on Pineacres intersection) and noise. Lees Road is dangerous to pedestrians as it is too narrow, lacks sufficient footpaths, and drivers often speed. More housing would increase stormwater and wastewater discharges, and water consumption. Noise, dirt and pollutants from the development could impact enjoyment of submitter's property. Purchased property to enjoy environment, including full sun, rural outlook, night sky and wildlife. Property came with farm-style fencing to enjoy the rural outlook, which should not have been used if this outlook was not intended to be permanent. Concerned about rezoning an area that is rated orange for natural hazards, including tsunamis and medium flood risk. While this can be remediated, it would reduce enjoyment of property from noise and dust.	Retain rural zoning of the proposed development area. Provide ecological corridors along the eastern side of Sutherland Drive, with native planting and landscaping to support wildlife and maintain privacy and outlook. Provide height restrictions for single storey buildings only. Provide large sections only to limit number of additional houses that would place further demand upon infrastructure. Provide open spaces in conjunction with the existing Sovereign Estate subdivision. Provide dim street lighting. Provide adequate infrastructure/roading facilities.
108.1	Stephen Davison	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Support	Support SUB-S1.	Retain SUB-S1 as notified to assist intensification in existing rural and urban developments and mitigate development of Greenfield sites.
108.2	Stephen Davison	Planning Maps	General	General	Support	Support intensification of residential development on brownfield sites to protect or limit greenfield areas.	Retain the plan as notified.
109.1	Nick Thorp	NER - North East Rangiora	Appendix	DEV-NER-APP1	Oppose	Submitters own 7 Golf Links Rd and 8 Kippenberger Ave and are disproportionately disadvantaged by DEV-NER-APP1's requirement for a green link to sleeve both sides of the flow paths to enable planting and walking/cycling paths. Concerned that stormwater will discharge into Taranaki Stream and Cam River. Concerned about statement that a third large catchment requires a new pump station at the south-eastern point of the Development Area. This is on private property which includes a stormwater reserve. The area required for the items, esplanade, and path uses all the property's land making it worthless. Assume this an error as it is not located near the catchment it references. Concerned about lack of detail around setback between the development and neighbouring properties. Maintain boundary and lack of access between the Cam River source/spring and development. The two smaller stormwater basins to service the smaller catchments of development of properties at the eastern edge of the site are both on submitter's property and are disproportionately affected by removal of land without compensation or contribution from landowners benefiting from subdivision. Runoff between Cam River and Taranaki Stream will not reach the smaller catchment area. This would require giving up at least 20% of 7 Golf Links Rd and 30% of 8 Kippenberger Ave. Subdivision would lose direct access to the stream. Taranaki Stream does not flow. Submitter had assurances that this would be removed from the plans. Concerned about stormwater discharge into it. Seek clarity on positioning and drain proposals into Cam River heads. Cam River is dry on the property to be developed, this would modify it from a spring to artificially receiving stormwater discharge. Artificial flows affect current land use and contradicts statement about maintaining flow quantities into waterways for ecological reasons. Lack of details on functioning of stormwater catchments. Concerns about overflow. Dirty stormwater and wastewater will discharge into Cam River source which contradicts the statement that waterbodies must be protected intact, or improved, as part of development. Oppose any water collecting and discharge onto 8 Kippenberger Ave.	Submitters are disproportionately affected in options for their land. The esplanade requirements entail surrendering over 20% of one property and 30% of another. Seek mitigating or sharing impact over a wider group of property owners, including residents of the proposed development. There is a lack of clarity as to how the stormwater will be dealt with and proposal to run stormwater into the head of the Cam River and create new flows in the Taranaki River is unacceptable.  Amend DEV-NER-APP1: "The site is split into three stormwater catchments. For ecology reasons, it is a requirement to maintain flow quantities into waterways. Stormwater for the North East Rangiora Development Area <u>should not</u> discharges into the <u>headwaters of the Taranaki Stream and Cam River as this would cause a mixing of the waters</u> . An attenuation basin is shown in the downstream southeast area of the area north of the Taranaki Stream to service the catchment north of the Taranaki Stream. Another attenuation basin is shown downstream in the south-eastern area of the Development Area to service the catchment south of the Cam River. <u>This section needs protection from overflow, both from discharging into the headwaters of the Cam River or onto neighbouring properties</u> . The section of land between the two flow paths contributes runoff to the Taranaki Stream and Cam River. The catchment discharge is piped under the waterways and into the basins for the larger catchments either side of the flow paths. Two smaller stormwater basins are shown in the south-eastern corner of the Development Area to service the smaller catchments of development of properties at the eastern edge of the site along Golf Links Road. All stormwater basins for the  North East Rangiora Development Area are assumed could be dry basins, allowed by well-draining land. <u>Alternative solutions for stormwater management need to be</u> could be proposed, <u>provided meaning there is no</u> the flow of water into the Taranaki Stream and Cam River or neighbouring properties are maintained and all future lots in the stormwater catchments can discharge into the appropriate basins."  Haven't made comments on this section as it appears to have some fundamental issues. The pump station at the south-east point of the development area is positioned a long way from the large catchment. A third large catchment to the east of the Development Area requires a new pump station at the south-eastern point of the Development Area and pumped into a new rising main to Northbrook Road, where it would join onto a rising main to the treatment plant. The boundaries of the Cam River on the maps are off and create confusion regarding the size of the reserve, especially the large one bordering Kippenberger. Given concerns about stormwater mixing with the waters at the head of the Cam, the positioning the catchment is important.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
110.1	Ross, Anna, Jared and Kate Williams	INZ - General Objectives and Policies for all Industrial Zones	Policies	INZ-P1	Amend	Rezone 274 Giles Road, 75 Ohoka Road and 91 Ohoka Road from Rural Lifestyle Zone to Light Industrial Zone (LIZ). The three blocks adjoin with Ohoka Road giving good visibility, and it is located near the Northern Motorway. Considers light industrial land is needed to support growth and this area is suited to LIZ with lower traffic speed and services available from Silverstream or Kaiapoi.	Rezone 274 Giles Road, 75 Ohoka Road and 91 Ohoka Road from Rural Lifestyle Zone to Light Industrial Zone.
111.1	CA and; GJ McKeever	Planning Maps	General	General	Oppose	Oppose the Rural Lifestyle Zone (RLZ) and Non-Urban Flood Assessment Overlay being applied to 69 Velino Place and San Dona, and request rezoning to Large Lot Residential Zone, and application of Urban Flood Hazard Assessment Overlay. San Dona allotments are between 1.2 and 2.18ha and do not meet the minimum area of 4ha of RLZ. The primary use of land is not rural and olive oil pressing is not economically viable. Residents oppose that San Dona was left out of the Rural Residential Strategy, especially since infrastructure has been improved. Rezoning would consolidate Mandeville, infill development is efficient and effective use of land, would give effect to the requirements of the National Policy Statement for Urban Development 2020 and it is consistent with the Canterbury Regional Policy Statement as it would not convert productive land to residential. Rezoning would also contribute more to the rates base and support the population of local primary schools. The projected growth expectations for the next 30 years are 600 additional properties in the Ohoka drainage scheme, and Council has planned expenditure for capital works to resolve drainage issues. Infill development in San Dona can address stormwater flows at the time of consent. New water supply connections will be catered for by the planned 500m3 new reservoir at Two Chain Road. Additional planned pump upgrades will provide capacity for 50 years of growth. New wastewater systems will be required and details provided at the time of development.	Rezone San Dona as Large Lot Residential Zone with an Urban Flood Assessment Overlay so that there is a consistent application of provisions across Mandeville North.
111.2	CA and; GJ McKeever	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Support	The existing area of San Dona and future development can be consistent with SD-O1. The area does not have the environmental features identified in (1), (2) and (3), land and water resources can continue to be managed through existing reticulation to Council water services, existing drainage systems enable some ecosystem, natural processes and drainage of freshwater and can continue to be maintained and enhanced.	Retain SD-O1 as notified.
111.3	CA and; GJ McKeever	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SD-O2 as it would consolidate and integrate with the rest of Mandeville, provide housing opportunities and allow additional density, support the Mandeville business area and community facilities, contribute to Council three waters services and provide additional support to develop infrastructure and upgrades. It would continue to support the hierarchy of Oxford, Kaiapoi and Rangiora as the District's main centres. The intensification of San Dona would be the same as that already existing in Mandeville. It would not impact the Special Purpose Zone (Kāinga Nohoanga) or Ngāi Tūāhuriri cultural values, and would not result in an overall change in character or amenity.	Amend SD-O2(9) to allow for suitable Large Lot Residential areas to be considered and not limited to Waimakariri Rural Residential Strategy, otherwise Large Lot Residential Zones within Mandeville would be inconsistent with this objective. "... provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; ..."
111.4	CA and; GJ McKeever	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Support	Rezoning San Dona from Rural to Large Lot Residential Zone will not impact accessibility and connectivity, it will support efficient and effective infrastructure operations through further rates and development contributions. Surrounding environmental effects have already been managed with the reticulation of San Dona services managed by Council, and further development enables improvements and upgrades. And it is a more sustainable outcome and better use of unproductive land.	Retain SD-O3 as notified.
111.5	CA and; GJ McKeever	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Neutral	San Dona is not consistent with SD-O4 as it is not contributing to the District as Rural Productive land. Rezoning San Dona from Rural to Large Lot Residential Zone will recognise that San Dona is not a rural production area and does not need to be limited to rural use activities as existing sites are 1.2-1.8ha, and it will continue to enable other more 'rural' areas to establish and operate rural production activities.	Neutral on SD-O4.
111.6	CA and; GJ McKeever	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O5	Neutral	Rezoning San Dona to Large Lot Residential Zone will not change the role of Ngāi Tūāhuriri Rūnanga in the management of natural and physical resources of the District.	Neutral on SD-O5.
111.7	CA and; GJ McKeever	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O6	Support	Rezoning San Dona to Large Lot Residential Zone will be consistent with SD-O6 and will still require natural hazard assessment under s.106 of the Resource Management Act 1991 at the time of subdivision to create new allotments, same as any other subdivision in the District.	Retain SD-O6 as notified.
111.8	CA and; GJ McKeever	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Support	Rezoning San Dona to Large Lot Residential Zone is consistent with UFD-O1 and will contribute a limited amount (based on existing lot size and available change of density of those existing lots) to the housing demand.	Retain UFD-O1 as notified.
111.9	CA and; GJ McKeever	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Neutral	The majority of Mandeville is identified as an urban area. No development capacity for commercial or industrial activity is sought.	Neutral on UFD-O2.

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111.10	CA and; GJ McKeever	El - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	El-O1	Neutral	El-O1 applies to the whole District therefore applies to San Dona regardless of proposed rezoning.	Neutral on El-O1.
111.11	CA and; GJ McKeever	El - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	El-O2	Neutral	El-O2 applies to the whole District therefore applies to San Dona regardless of proposed rezoning.	Neutral on El-O2.
111.12	CA and; GJ McKeever	El - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	El-O3	Support	El-O3 applies to the whole District, therefore applies to San Dona regardless of proposed rezoning. It is appropriate that El-O3 applies to San Dona as it is surrounded by Rural Lifestyle zoning.	Retain El-O3 as notified.
111.13	CA and; GJ McKeever	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P1	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would require additional connections to infrastructure, or upgrades. El-P1 would apply regardless of zoning.	Neutral on El-P1.
111.14	CA and; GJ McKeever	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P2	Support	The proposed rezoning from Rural Lifestyle Zone to Large Lot Residential Zone will require additional connections to reticulated infrastructure and may require upgrades. El-P2 applies to the District therefore applies regardless of zoning.	Retain El-P2 as notified.
111.15	CA and; GJ McKeever	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P3	Support	The proposed rezoning will require additional connections to reticulated infrastructure and may require upgrades. Flexibility in potential engineering solutions that allow for new technologies is an appropriate response to servicing requirements.	Retain El-P3 as notified.
111.16	CA and; GJ McKeever	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P4	Neutral	El-P4 applies District-wide and does not relate to the rezoning request sought by this submission.	Neutral on El-P4.
111.17	CA and; GJ McKeever	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P5	Neutral	The proposed rezoning would require additional connections to reticulated infrastructure and may require upgrades.	Neutral on El-P5.
111.18	CA and; GJ McKeever	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P6	Neutral	The proposed rezoning would require additional connections to reticulated infrastructure and may require upgrades to accommodate development. It is appropriate that the development ensure effects on infrastructure are considered at the time of consent.	Neutral on El-P6.
111.19	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone will be consistent with SUB-O1. It can provide additional housing and consolidate Mandeville while maintaining the character, form and function of the village. There are no cultural, heritage and conservation values identified in the area, and it can be designed to be resilient to natural hazards (particularly in relation to flooding) by determination of appropriate floor levels and access points at the time of subdivision.	Retain SUB-O1 as notified.
111.20	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O2	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-O2 and may enable further subdivision. Further development would enable provision, use and maintenance of existing infrastructure and contribute to the rating base and Development Contribution planned upgrades.	Retain SUB-O2 as notified.
111.21	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O3	Neutral	SUB-O3 is not applicable to San Dona.	Neutral on SUB-O3.
111.22	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-P1.	Retain SUB-P1 as notified.

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111.23	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would result in SUB-P2(1) applying instead of (2). San Dona does not viable achieve primary production thus the residential part of the policy is appropriate and development would be consistent with this.	Retain SUB-P2 as notified.
111.24	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Support	Further development as a result of rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-P3 as subdivision would enable consideration of allotment size and layout, it is unlikely any new roads would be required, and the requirements for water and flood mitigation could be achieved.	Retain SUB-P3 as notified.
111.25	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Policies	SUB-P4	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would better integrate San Dona with the rest of Mandeville by providing consistent zoning, which would manage setbacks, landscaping, existing screening and reverse sensitivity effects.	Retain SUB-P4 as notified.
111.26	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Policies	SUB-P5	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-P5 as only some existing allotments may be developed, resulting in a variety of site sizes.	Retain SUB- P5 as notified.
111.27	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would not require an Outline Development Plan as development would be infill.	Neutral on SUB-P6.
111.28	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would not require an Outline Development Plan as development would be infill.	Neutral on SUB-P7.
111.29	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Support	Rezoning San Dona from Rural to Large Lot Residential Zone would enable infill development and would need to meet the subdivision infrastructure requirements in accordance with SUB-P8, such as by determining capacity and upgrades where necessary.	Retain SUB-P8 as notified.
111.30	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Policies	SUB-P9	Neutral	SUB-P9 has little relevance to the proposed rezoning of San Dona as the area has no waterbodies to which Esplanade provisions would apply.	Neutral on SUB-P9.
111.31	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Policies	SUB-P10	Neutral	SUB-P10 is not relevant to the proposed rezoning of San Dona as the area has no waterbodies to which Esplanade provisions would apply.	Neutral on SUB-P10.
111.32	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R1	Support	Support SUB-R1 as is appropriate to achieve the Subdivision Objectives and Policies for the proposed San Dona rezoning.	Retain SUB-R1 as notified.
111.33	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Support	Support SUB-R2 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed San Dona rezoning.	Retain SUB-R2 as notified.
111.34	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R3	Support	Support SUB-R3 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed San Dona rezoning.	Retain SUB-R3 as notified.
111.35	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R4	Support	Rezoning San Dona to Large Lot Residential Zone would not change application of SUB-R4 as this applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain SUB-R4 as notified.
111.36	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R5	Support	Support SUB-R5 as is appropriate to achieve Subdivision objective and policies for the proposed San Dona rezoning.	Retain SUB-R5 as notified.
111.37	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Support	SUB-S1 applies to San Dona regardless of the proposed rezoning to Large Lot Residential Zone, except with a different minimum allotment area.	Retain SUB-S1 as notified.
111.38	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S2	Neutral	SUB-S2 does not apply to San Dona regardless of whether it remains Rural Lifestyle Zone or is rezoned to Large Lot Residential Zone, as subdivision in either case would require connection to reticulated wastewater services which is exempted from SUB-S2.	Neutral on SUB-S2.
111.39	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Neutral	SUB-S3 would not apply to San Dona, regardless of whether it remains Rural Lifestyle Zone, or is rezoned to Large Lot Residential Zone (LLRZ) as SUB-S3 exempts the LLRZ.	Neutral on SUB-S3.
111.40	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Neutral	SUB-S4 does not apply to San Dona regardless of whether it remains Rural Lifestyle Zone or is rezoned to Large Lot Residential Zone, as any development would be infill and not require an Outline Development Plan.	Neutral on SUB-S4.

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111.41	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S5	Neutral	SUB-S5 applies to subdivision in all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S5.
111.42	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S6	Neutral	SUB-S6 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S6.
111.43	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S7	Support	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S7 becoming applicable as a residential site, however this would not apply to submitters property at 69 Velino Place as is not located on a corner.	Retain SUB-S7 as notified.
111.44	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S8	Neutral	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S8 becoming not applicable as a residential site.	Neutral on SUB-S8.
111.45	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S9	Support	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S9 becoming "Applicable" as a residential site.	Retain SUB-S9 as notified.
111.46	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S10	Neutral	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S10 becoming not applicable in favour of the application of SUB-S9 as a residential site.	Neutral on SUB-S10.
111.47	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S11	Neutral	SUB-S11 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S11.
111.48	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S12	Support	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S12 becoming applicable as a residential site. San Dona is reticulated to the Council wastewater reticulated system via a STEP system and new wastewater connections would be provided as required.	Retain SUB-S12 as notified.
111.49	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S13	Neutral	SUB-S13 is not applicable to San Dona regardless of rezoning to Large Lot Residential Zone, as it does not have onsite wastewater effluent disposal fields.	Neutral on SUB-S13.
111.50	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S14	Neutral	SUB-S14 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S14.
111.51	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S15	Neutral	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S15 becoming applicable as a residential site. SUB-R15 would require consideration of stormwater attenuation for future development.	Neutral on SUB-S15.
111.52	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S16	Neutral	Rezoning San Dona to Large Lot Residential Zone would make SUB-S16 not applicable, with SUB-S15 applying instead.	Neutral on SUB-S16.
111.53	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S17	Neutral	SUB-S17 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S17.
111.54	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S18	Neutral	SUB-S18 applies to subdivision in all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S18.
111.55	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would require the same management of natural hazard risk as the rest of Mandeville, and (2) and (3) would not apply as it is not in the Ashley Fault Avoidance Overlay or High Hazard Flooding Area, and no longer outside urban environment.	Neutral on NH-O1.
111.56	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Neutral	NH-O2 applies to San Dona in respect of new and existing infrastructure regardless of whether it remains Rural Lifestyle Zone or is rezoned Large Lot Residential Zone.	Neutral on NH-O2.
111.57	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O3	Neutral	NH-O3 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this objective.	Neutral on NH-O3.
111.58	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O4	Neutral	NH-O4 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this objective.	Neutral on NH-O4.

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111.59	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Support	NH-P1 and overlay approach apply to all zones, therefore rezoning San Dona to Large Lot Residential Zone is unaffected by this policy.	Retain NH-P1 as notified.
111.60	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P2	Support	Rezone San Dona to Large Lot Residential Zone and locate within the Urban Flood Assessment Overlay so that NH-P2 applies. It is appropriate that minimum floor levels, flood storage capacity, conveyance and mitigation to achieve 'low risk' from flooding is considered at the time of further development when building platforms are known. Note San Dona is not located in the "High Hazard" 200 year localised flood event but is located in an overland flow path that would need to be considered in regard to this policy and development.	Retain NH-P2 as notified.
111.61	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P3	Support	NH-P3 would no longer apply to San Dona should it be rezoned from Rural Lifestyle Zone to Large Lot Residential Zone. Note the District Plan does not identify the "High" Flood Hazard areas, however the Natural Hazards Interactive Viewer confirms that in the 200 year localised flood event San Dona is not in the "High Hazard" flood area.	Retain NH-P3 as notified.
111.62	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P4	Support	NH-P4 would apply to San Dona if it was rezoned to Large Lot Residential Zone. Developments would need to comply with NH-P4 as it applies to development in any urban zone outside of high hazard flooding areas. Note San Dona is not in the "High Hazard" flood area in the 200 year localised flood event map. However, is in an overland flow path that would need to be considered by any development. It is appropriate that minimum floor levels, flood storage capacity, conveyance and measures for flooding are demonstrated at the time of further development when building platform locations and site specific site development is known.	Retain NH-P4 as notified.
111.63	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P5	Neutral	NH-P5 is not applicable to 69 Velino Place or San Dona as are not located in a fault awareness or avoidance overlay.	Neutral on NH-P5.
111.64	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P6	Support	69 Velino Place is located within the Liquefaction Hazard Overlay, and NH-P6 would apply should it be rezoned from Rural Lifestyle Zone to Large Lot Residential Zone, which may enable subdivision.	Retain NH-P6 as notified.
111.65	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P7	Support	NH-P7 applies to all zones.	Retain NH-P7 as notified.
111.66	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P8	Neutral	NH-P8 applies to all properties.	Neutral on NH-P8.
111.67	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P9	Neutral	NH-P9 applies across the District.	Neutral on NH-P9.
111.68	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P10	Support	NH-P10 applies across the District and to any existing infrastructure in Mandeville. Rezoning San Dona to Large Lot Residential Zone may lead to new infrastructure being required, or upgrades being undertaken to existing infrastructure.	Retain NH-P10 as notified.
111.69	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P11	Support	NH-P11 applies to San Dona regardless of the request to rezone as Large Lot Residential Zone, as is not in high flood hazard areas. Rezoning San Dona may lead to new infrastructure being required, or upgrades being undertaken.	Retain NH-P11 as notified.
111.70	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P12	Neutral	NH-P12 is not applicable to the submission as 69 Velino Place is not within a high flood hazard area.	Neutral on NH-P12.
111.71	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Neutral	NH-P13 is not applicable to the submission as 69 Velino Place is not located within a high flood hazard or high coastal flood hazard area.	Neutral on NH-P13.
111.72	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P15	Oppose	Amend NH-P15 to ensure it is applied as intended, with a new definition created for 'natural feature'. 69 Velino Place and San Dona naturally provide for an overland flowpath, however berms, and water bodies consisting of man made water races and drainage swales are not 'natural features'. Development can mitigate natural hazard effects and provide engineering design that accounts for overland flow, however this may not mean the general landform is protected, restored, maintained or enhanced.	Amend NH-P15:  "Protect natural features which assist in avoiding or reducing the impacts from natural hazards, <del>such as natural ponding areas, wetlands, water body margins and riparian margins, dunes, berms and beaches</del> from inappropriate subdivision, use and development and restore, maintain or enhance the functioning of these features. Where: 'Natural Feature' is defined as: <u>natural ponding areas, wetlands, water body margins and riparian margins, dunes, and beaches. Excludes man-made water races and drainage infrastructure such as swales and Stormwater Management Areas."</u>

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111.73	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P16	Oppose	NH-P16 reference to managed retreat and relocation suggests this best applies in Coastal Hazard and High Flood Hazard situations, however it refers to all defined 'natural hazards'. Much of the District is located within the flood hazard overlays and liquefaction management, and other policies appropriately address subdivision and development activities in these overlays. The use of the word 'encourage' does not seem to contradict these other policies, however it would be concerning if NH-P16 was interpreted as unsupportive for effects to be 'mitigated' rather than 'reduced'.	Amend NH-P16:  "Encourage redevelopment, or changes in land use, where that would reduce <u>or mitigate</u> the risk of adverse effects from natural hazards, including managed retreat and designing for relocation or recoverability from natural hazard events."
111.74	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P18	Neutral	Existing hedges at 69 Velino Place and San Dona have not caused adverse ice or wildfire effects. Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone makes no difference to application of NH-P18.	Neutral on NH-P18.
111.75	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P19	Oppose	NH-P19 seems superfluous and unnecessary given other proposed comprehensive and detailed policies, and that it simply 'encourages consideration of other' hazards. The District Plan and Resource Management Act 1991 (RMA) define 'natural hazards' and the RMA requires consideration of them, as do NH-O1 to NH-O4. Either delete NH-P19, or it should refer to what 'other' hazards are to be considered.	Delete NH-P19, or clarify the word 'other' as follows:  "Encourage the consideration of <del>either</del> <u>earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire</u> natural hazards as part of subdivision, use and development."
111.76	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R1	Support	Rezoning San Dona to Large Lot Residential Zone would result in NH-R1 becoming "Applicable" as a residential site and located in the Urban Flood Assessment Overlay.	Retain NH-R1 as notified.
111.77	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would result in NH-R2 becoming 'not applicable' as a residential site located in the Urban Flood Assessment Overlay.	Retain NH-R2 as notified.
111.78	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R3	Support	NH-R3 would still apply to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone as it applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R3 as notified.
111.79	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Support	NH-R4 would still apply to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone, as it applies in both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R4 as notified.
111.80	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R7	Neutral	NH-R7 would no longer apply to San Dona should it be rezoned to Large Lot Residential Zone (LLRZ), consistent with the rest of Mandeville zoned LLRZ. All large trees and shelterbelts in Mandeville are existing whether or not they back onto Tram Road, or exceed these heights or setbacks.	Neutral on NH-R7.
111.81	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R8	Support	NH-R8 may be applicable to San Dona and Mandeville for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R8 as notified.
111.82	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R9	Support	NH-R9 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R9 as notified.
111.83	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R10	Support	NH-R10 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R10 as notified.
111.84	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R11	Support	NH-R11 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R11 as notified.
111.85	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R12	Support	NH-R12 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R12 as notified.
111.86	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R13	Support	NH-R13 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R13 as notified.
111.87	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R14	Support	NH-R14 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R14 as notified.
111.88	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S1	Support	Support NH-S1 as should San Dona be rezoned from Rural Lifestyle Zone to Large Lot Residential Zone, it will require application of this standard, and Council will provide a Flood Assessment Certificate which will ensure consistent administration of the District Plan and assessed flood levels which will avoid case by case external costly flood assessments.	Retain NH-S1 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
111.89	CA and; GJ McKeever	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Support	Rezoning San Dona to Large Lot Residential Zone would contribute to providing for sustainable residential growth in Mandeville by enabling more housing in an existing location, is responsive to community wishes, and enables redevelopment as a more efficient land use.	Retain RESZ-O1 as notified.
111.90	CA and; GJ McKeever	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O2	Support	Rezoning San Dona to Large Lot Residential Zone would recognise the existing contribution of San Dona to Mandeville infrastructure by enabling further efficient and sustainable use of land and infrastructure.	Retain RESZ-O2 as notified.
111.91	CA and; GJ McKeever	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O3	Support	Rezoning San Dona to Large Lot Residential Zone would enable San Dona to contribute to Mandeville village with the same form, scale and design of development by providing for infill within the bounds of the existing developed area.	Retain RESZ-O3 as notified.
111.92	CA and; GJ McKeever	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O4	Support	Support that non-residential activities be small scale.	Retain RESZ-O4 as notified.
111.93	CA and; GJ McKeever	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would contribute to housing choice in Mandeville, without encouraging sprawl into productive rural land.	Retain RESZ-O5 as notified.
111.94	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Objectives	LLRZ-O1	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with LLRZ-O1 by enabling high quality, low density detached residential units on generous sites the same as the rest of Mandeville with similar environment and effects, whilst enabling the continuation of existing activities for agriculture.	Retain LLRZ-O1 as notified.
111.95	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P1	Support	San Dona is already consistent with LLRZ-P1, and would further be consistent if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone which would enable infill development of low density detached residential units. Scale and location could be managed at subdivision and open character and outlook could be maintained.	Retain LLRZ-P1 as notified.
111.96	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P2	Support	San Dona is consistent with LLRZ-P2, and can continue to be consistent if rezoned to Large Lot Residential Zone. Rezoning would enable consistency of current scale of residential activities, agricultural activities to continue and community, commercial and non-residential activities are not anticipated.	Retain LLRZ-P2 as notified.
111.97	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P3	Support	San Dona is consistent with LLRZ-P3, and can continue to be consistent if rezoned Large Lot Residential Zone. Rezoning would not cause any difference in reverse sensitivity, and achieve separation distances.	Retain LLRZ-P3 as notified.
111.98	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P4	Support	San Dona is consistent with LLRZ-P4, and can continue to be consistent in relation to any infill potential if rezoned to Large Lot Residential Zone. Rezoning would acknowledge that San Dona has low levels of noise, outdoor street lighting, traffic signage only, and low dust, odour and traffic. It does not have kerb, channel or footpaths.	Retain LLRZ-P4 as notified.
111.99	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P5	Support	LLRZ-P5 is not relevant to San Dona as it does not require a Large Lot Residential Overlay or Outline Development Plan as it is an existing development proposing infill development.	Retain LLRZ-P5 as notified.
111.100	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R1	Support	Support LLRZ-R1 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R1 as notified.
111.101	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R2	Support	Support LLRZ-R2 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R2 as notified.
111.102	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R3	Support	Support LLRZ-R3 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
111.103	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R4	Support	Support LLRZ-R4 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R4 as notified.
111.104	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R5	Support	Support LLRZ-R5 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R5 as notified.
111.105	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R6	Support	Support LLRZ-R6 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R6 as notified.
111.106	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R7	Support	Support LLRZ-R7 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R7 as notified.
111.107	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R8	Support	Support LLRZ-R8 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R8 as notified.
111.108	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R9	Support	Support LLRZ-R9 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R9 as notified.
111.109	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R10	Support	Support LLRZ-R10 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R10 as notified.
111.110	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R11	Support	Support LLRZ-R11 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R11 as notified.
111.111	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R12	Support	Support LLRZ-R12 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R12 as notified.
111.112	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R13	Support	Support LLRZ-R13 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R13 as notified.
111.113	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R14	Support	Support LLRZ-R14 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R14 as notified.
111.114	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R15	Support	Support LLRZ-R15 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R15 as notified.
111.115	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R16	Support	Support LLRZ-R16 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R16 as notified.
111.116	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R17	Support	Support LLRZ-R17 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R17 as notified.
111.117	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R18	Support	Support LLRZ-R18 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R18 as notified.
111.118	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R19	Support	Support LLRZ-R19 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R19 as notified.
111.119	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R20	Support	Support LLRZ-R20 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R20 as notified.
111.120	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R21	Support	Support LLRZ-R21 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R21 as notified.

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111.121	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R22	Support	Support LLRZ-R22 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R22 as notified.
111.122	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R23	Support	Support LLRZ-R23 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R23 as notified.
111.123	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R24	Support	Support LLRZ-R24 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R24 as notified.
111.124	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R25	Support	Support LLRZ-R25 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R25 as notified.
111.125	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R26	Support	Support LLRZ-R26 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R26 as notified.
111.126	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R27	Support	Support LLRZ-R27 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R27 as notified.
111.127	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R28	Support	Support LLRZ-R28 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R28 as notified.
111.128	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R29	Support	Support LLRZ-R29 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R29 as notified.
111.129	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R30	Support	Support LLRZ-R30 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R30 as notified.
111.130	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R31	Support	Support LLRZ-R31 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R31 as notified.
111.131	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R32	Support	Support LLRZ-R32 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R32 as notified.
111.132	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R33	Support	Support LLRZ-R33 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R33 as notified.
111.133	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R34	Support	Support LLRZ-R34 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R34 as notified.
111.134	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R35	Support	Support LLRZ-R35 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R35 as notified.
111.135	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R36	Support	Support LLRZ-R36 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R36 as notified.
111.136	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R37	Support	Support LLRZ-R37 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R37 as notified.
111.137	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R38	Support	Support LLRZ-R38 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R38 as notified.
111.138	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R39	Support	Support LLRZ-R39 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R39 as notified.

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111.139	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R40	Support	Support LLRZ-R40 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R40 as notified.
111.140	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R41	Support	Support LLRZ-R41 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R41 as notified.
111.141	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R42	Support	Support LLRZ-R42 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R42 as notified.
111.142	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R43	Support	Support LLRZ-R43 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R43 as notified.
111.143	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R44	Support	Support LLRZ-R44 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R44 as notified.
111.144	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS1	Support	Support LLRZ-BFS1 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-BFS1 as notified.
111.145	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS2	Support	Support LLRZ-BFS2 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-BFS2 as notified.
111.146	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS3	Support	Support LLRZ-BFS3 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-BFS3 as notified.
111.147	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS4	Support	Support LLRZ-BFS4 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-BFS4 as notified.
111.148	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS5	Support	Support LLRZ-BFS5 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-BFS5 as notified.
111.149	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS6	Support	Support LLRZ-BFS6 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-BFS6 as notified.
111.150	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R5	Support	NH-R5 would still be applicable to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone as it applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R5 as notified.
111.151	CA and; GJ McKeever	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS7	Oppose	Much of San Dona and Mandeville village have shelterbelts and hedging on boundaries which are typically in conjunction with rural post and wire fencing. Existing hedging would likely be retained during infill development therefore LLRZ-BFS7 should apply to new fencing only. Delete Figure LLRZ-2 and references to it as visual permeability required does not make sense in the Large Lot Residential Zone, and does not depict post and wire/rail fencing required by LLRZ-BFS7. That is, unless it is intended solely for Greenfield development. Restricting other internal site fencing to 30m length is unnecessary given other rules allow land use effects to be internalised within the site. On any large site (ie at a minimum area of 5000m <sup>2</sup> ) internal fencing should not be prescribed so as not to limit activities identified in LLRZ-R1 to R44.	Amend LLRZ-BFS7:  "1. Any <u>new</u> fencing located on or within 15m from any road boundary shall: a. be no higher than 1.2m above ground level; and b. be a farm-style post and wire or post and rail fence; and <del>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</del>  2. Any <u>new</u> fencing located on or within 10m of an internal boundary shall: a. be no higher than 1.8m above ground level; and b. be a farm-style post and wire or post and rail fence; and <del>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</del>  <del>3. Any fencing located outside the areas specified in (1) and (2) above shall: a. be a farm-style post and wire or post and rail fence; or b. have a maximum height above ground level of 1.8m and c. be not more than 30m along any length of the fence."</del>
111.152	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Support	NH-R6 would still be applicable to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone as it applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R6 as notified.
111.153	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R6	Support	Support SUB-R6 as is appropriate to achieve Subdivision objective and policies for the proposed San Dona rezoning.	Retain SUB-R6 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
111.154	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R7	Support	Support SUB-R7 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R7 as notified.
111.155	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R8	Support	Support SUB-R8 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R8 as notified.
111.156	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R9	Support	Support SUB-R9 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R9 as notified.
111.157	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Support	Support SUB-R10 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R10 as notified.
111.158	CA and; GJ McKeever	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R11	Support	Support SUB-R11 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R11 as notified.
111.159	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R15	Neutral	NH-R15 is not applicable to 69 Velino Place or San Dona.	Nil.
111.160	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R16	Neutral	NH-R16 is not applicable to 69 Velino Place or San Dona.	Nil.
111.161	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R17	Neutral	NH-R17 is not applicable to 69 Velino Place or San Dona.	Nil.
111.162	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R18	Neutral	NH-R18 is not applicable to 69 Velino Place or San Dona.	Nil.
111.163	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R19	Neutral	NH-R19 is not applicable to 69 Velino Place or San Dona.	Nil.
111.164	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R20	Neutral	NH-R20 is not applicable to 69 Velino Place or San Dona.	Nil.
111.165	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S2	Neutral	NH-S2 is not applicable to 69 Velino Place or San Dona.	Nil.
111.166	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P14	Neutral	NH-P14 is not applicable as 69 Velino Place is not within a fault.	Nil.
111.167	CA and; GJ McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P17	Neutral	NH-P17 is not applicable as 69 Velino Place is not in the Coastal Environment.	Nil.
111.168	CA and; GJ McKeever	Definitions	General	General	Amend	Insert new definition for 'natural feature' to ensure NH-P15 is applied as intended.	Insert new definition of 'natural feature':  <u>"Natural feature Means: natural ponding areas, wetlands, water body margins and riparian margins, dunes, and beaches. Excludes man-made water races and drainage infrastructure such as swales and Stormwater Management Areas."</u>
112.1	Kristen Reid and; Jason Patterson	Planning Maps	General	General	Amend	Rezone 21 Swindells Road to Large Lot Residential Zone to provide drainage for the village and create a sanctuary for bird life. Village drainage issues are more prevalent after earthquakes and request drainage plan to alleviate issues for area and take advantage of lower land behind Park Terrace homes. This will enhance small beach community aesthetic and character and extra homes will blend in. Remaining lot to be retained to keep unique village feel.	Seek drainage / retention pond for the village storm water with native planting for a sanctuary for native bird species and a beautiful outlook from Park Terrace (refer to attachment for map of proposal).
113.1	Te Kohaka o Tuhaitara Trust - J Hullen	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R12	Oppose	Considers it unnecessary and inappropriate for parking, loading, and manoeuvring areas within the Tūhaitara Coastal Reserve to be formed, sealed and drained. Considers such areas should instead be required to be formed to an all-weather standard and maintained to avoid stormwater ponding, run-off, and dust nuisance.	Amend TRAN-R12(2) to add the Natural Open Space Zone to the list of zones where an all weather standard for parking and manoeuvring areas is an alternative option.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
113.2	Te Kohaka o Tuhaitara Trust - J Hullen	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Oppose	Opposes width limit for new walking or cycling access tracks within Significant Natural Areas as widths should be determined on a site by site basis considering the surroundings and track user's needs. Notes flat topography of Tūhaitara Coastal Reserve which would not require extensive earthworks to form such tracks.	Delete the limitation that indigenous vegetation clearance for a walking or cycling track is limited to tracks with a maximum width of 2m.
113.3	Te Kohaka o Tuhaitara Trust - J Hullen	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Activity Rules	ASW-R1	Oppose	ASW-R1 concerns the Use of Watercraft on identified waterbodies including Tūtaepatu Lagoon and Te Kōhanga Wetlands, limiting this activity to the District Council, Regional Council, a government agency or Fish and Game. The rule fails to list the Te Kōhaka o Tūhaitara Trust which is the agency with statutory responsibility for management of both of these waterbodies.	Amend ASW-R1(1):  "Where: 1) the activity is undertaken on behalf of the District Council, Regional Council, government agency, <del>or</del> Fish and Game, <u>or Te Kōhaka o Tūhaitara Trust</u> ; ..."
113.4	Te Kohaka o Tuhaitara Trust - J Hullen	Definitions	Definitions	Definition of community sign	Oppose	Notes signs at Tūhaitara Coastal Park typically relate to public access, recreation, interpretation, and public safety thus the definition of 'community sign' is the most appropriate for the needs and activities of the Te Kōhaka o Tūhaitara Trust. Seeks clarity as to which sign definition and therefore associated rules apply to the Tūhaitara Coastal Park via amendment to 'community sign' definition to refer to the Trust.	Amend 'community sign' definition to include Te Kōhaka o Tūhaitara Trust.
113.5	Te Kohaka o Tuhaitara Trust - J Hullen	Definitions	Definitions	Definition of on-site sign	Oppose	Notes signs at Tūhaitara Coastal Park typically relate to public access, recreation, interpretation, and public safety thus the definition of 'community sign' is the most appropriate for the needs and activities of the Te Kōhaka o Tūhaitara Trust. Seeks clarity as to which sign definition and therefore associated rules apply to the Tūhaitara Coastal Park via amendment to 'community sign' definition to refer to the Trust.	Amend 'community sign' definition to include Te Kōhaka o Tūhaitara Trust.
113.6	Te Kohaka o Tuhaitara Trust - J Hullen	SIGN - Nga tohu - Signs	Sign Standards	Table SIGN-S2	Amend	Opposes permitted limit of two community signs per site as, if the 'community sign' definition is amended to include the Trust, this would be insufficient for the 550ha Tūhaitara Coastal Park, particularly given the importance of such signs for public health, safety, education and recreational enjoyment. Suggests the permitted limit for community signs instead relate to geographic scale.	Amend Table SIGN-S2 so that any community sign shall be provided at a ratio of a maximum of two freestanding signs per 1ha.
113.7	Te Kohaka o Tuhaitara Trust - J Hullen	NOSZ – Natural Open Space Zone	Activity Rules	NOSZ-R20	Oppose	Opposes resource consent requirement for removal of a building or structure within the Natural Open Space Zone given Te Kōhaka o Tūhaitara Trust already manages Tuhaitara Coastal Park appropriately under a Management Plan and small scale activities, such as removing fences, seats, boardwalks or footbridges, would be unreasonably caught by this rule.	Delete NOSZ-R20.
113.8	Te Kohaka o Tuhaitara Trust - J Hullen	NOSZ – Natural Open Space Zone	Activity Rules	NOSZ-R11	Oppose	Opposes NOSZ-R11 due to complexity when considered in conjunction with NOSZ-BFS1, and also considers NOSZ-R11(2) complicated, with no clear connection to management of environmental effects. Suggests NOSZ-BFS1 be solely applicable to the Coastal Park. Rules should be fit for purpose of the Coastal Park, not generic.	Delete NOSZ-R11(2), which refers to combined GFA.
113.9	Te Kohaka o Tuhaitara Trust - J Hullen	NOSZ – Natural Open Space Zone	Activity Rules	NOSZ-R13	Amend	Oppose NOSZ-R13(1) as it precludes planting plantation forestry. Plantation forestry is an important existing activity within the Tūhaitara Coastal Park as it provides for recreational opportunities, ground stabilisation, protection from coastal hazards, groundwater level maintenance, income, and carbon sequestration potential. It should therefore be provided for.	Delete NOSZ-R13(1). Insert new rule as follows:  <u>"NOSZ-RXX: The planting and harvesting of forestry in the Tūhaitara Coastal Park for commercial, sequestration or environmental benefits. Activity status: CON.</u> <u>Where:</u> <u>1. The area of land dedicated to planting does not exceed that existing at (insert date proposed district plan was notified);</u> <u>Matters of control are restricted to:</u> <u>- measures for protection of waterbodies and important ecological areas</u> <u>- measures for safe access to and from public roads</u> <u>- any requirements specified by Te Ngāi Tuāhuriri Rūnanga for the protection of wāhi tapu or wāhi taonga.</u> <u>Activity status when compliance not achieved:</u> <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>- the extent of additional land proposed to be planted;</u> <u>- the purpose of the planting;</u> <u>- any effects on recreational use of the Coastal Park.</u> <u>- measures for protection of waterbodies and important ecological areas</u> <u>- measures for safe access to and from public roads</u> <u>- any requirements specified by Te Ngāi Tuāhuriri Rūnanga for the protection of wāhi tapu or wāhi taonga"</u>
113.10	Te Kohaka o Tuhaitara Trust - J Hullen	NOSZ – Natural Open Space Zone	Built Form Standards	NOSZ-BFS1	Oppose	Opposes NOSZ-BFS1, which limits the Gross Floor Area of any building in the Natural Open Space Zone to 75m <sup>2</sup> , as such a limit is unreasonable and restrictive in the context of the Tūhaitara Coastal Park, particularly in terms of its scale and operations.	Amend NOSZ-BFS1 by increasing 75m <sup>2</sup> Gross Floor Area limit to 350m <sup>2</sup> .
113.11	Te Kohaka o Tuhaitara Trust - J Hullen	NOSZ – Natural Open Space Zone	Built Form Standards	NOSZ-BFS1	Oppose	Opposes discretionary activity status for non-compliance with NOSZ-BFS1 as considers it onerous and unnecessary for such an activity to have effects beyond those on amenity, landscape and ecological values assessed.	Amend activity status for non-compliance with NOSZ-BFS1 to restricted discretionary and limit matters of discretion to effects on the ecological, landscape and amenity values of Tuhaitara Coastal Park.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
113.12	Te Kohaka o Tuhaitara Trust - J Hullen	Definitions	Definitions	Definition of public amenities	Oppose	The definition of 'public amenities' includes visitor information centres. A visitor information centre could be established within the Tūhaitara Coastal Park in the future, and 75m <sup>2</sup> is unduly restrictive. Seek that visitor information centres be permitted under NOSZ-BFS1.	Delete visitor information centres from the definition of 'public amenities' to allow a visitor information centre within the Tūhaitara Coastal Park under NOSZ-BFS1.
113.13	Te Kohaka o Tuhaitara Trust - J Hullen	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R2	Oppose	The definition of 'public amenities' includes visitor information centres. A visitor information centre could be established within the Tūhaitara Coastal Park in the future, and 75m <sup>2</sup> is unduly restrictive. Seek that visitor information centres be permitted under NOSZ-BFS1.	Delete visitor information centres from the definition of 'public amenities' to allow a visitor information centre within the Tūhaitara Coastal Park under NOSZ-BFS1.
114.1	Jonathon Renwick	SER - South East Rangiora	General	General	Support	Support the Proposed District Plan.	Approve the Proposed District Plan as notified.
115.1	Lynda Karen Vernel	General	General	General	Support	The submitter runs a commercial jet boating operation on the Waimakariri River and would like to register interest in the Proposed District Plan. They do not see any issues in the draft plan affecting their operation.	Want to be kept informed about any submissions that may affect their operation.
116.1	Peter Manson	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R24 Any	Amend	Tuahiwi area is now a mix of Māori and non Māori and the plan should enable all the small rural blocks to be built on to further extend the potential of businesses, investment in the area. Infrastructure should be more affordable and be extended if necessary for the Māori decedents to build their max. 7 houses. Māori and non-Māori can join for rural activities and should recognise that the predominant character is derived from small blocks.	Enable any landowner to build a house in Special Purpose Zone -Kāinga Nohoanga.
117.1	Karen Ann Manson	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R24 Any	Oppose	Oppose unless the following amendments are made: - Allow all landowners in the Special Purpose Zone (Kainga Nohoanga) to build a house to live in as of right. Māori descendants had opportunity to build a house on their land, non-Māori landowner should not be disadvantaged by not being able to. There should not be two different rules. - Most rural blocks in Māori Reserve 873 are in their original title, smaller than 4ha, so cannot be built on as of right. There should be equal rights for all landowners. This would change the character of Tuahiwi and it will appear fragmented. The majority of the area's productive land (growing barley) is leased Māori land, once the lease ends the Māori descendants could build their 7 houses. The right to build (and sell, if desired) Māori land will increase its value, while bare land's value will reduce without this right to build. - Allowing all landowners to build as of right, will provide more people to enable the local schools, activities, and businesses to invest and improve. Infrastructure could be extended and improved, and would be more cost efficient. When building a house, all Council rules should be followed e.g., water, wastewater, stormwater disposal connection costs paid for each dwelling whether one or seven, as each creates demand. Council is responsible for ensuring everyone is safe on their property. With more people in the area in general, these small rural blocks need to have someone living there to ensure safety of their stock and property.	Amend SPZ(KN)-R24 to allow all landowners within the Māori Reserve 873 to be able to build a house as of right.
118.1	Alphons and Elisabeth Sanders	WR - West Rangiora	WR - West Rangiora Development Area	General	Amend	Support provision for residential development in West Rangiora and suggests that West Rangiora Development Area should be zoned General Residential Zone to meet the demand for new houses. Oppose the Movement Network and maps in the West Rangiora Development Area, because the proposed new primary road from Oxford Road to Johns Road is unnecessary as there are already good roads serving the Proposed Development with Oxford Road, Lehmans Road, West Belt and Johns Road. A straight new primary road will just become a race track.	Rezone the West Rangiora Development Area to General Residential Zone. Amend the proposed Movement Network in the maps of the Development Area with no straight through road.

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119.1	Steve Higgs	KR - Kaiapoi Regeneration	SPZ(KR) - Special Purpose Zone - Kaiapoi Regeneration	General	Oppose	<p>Would prefer the current open space in the Kaiapoi Special Purpose Zone on the south eastern side of Courtney Drive was maintained.</p> <p>Use of this land for community activity is appropriate, and support the land bounded by the southern bank of the Kaiapoi River and extending to Courtney Lake as Natural Open Space Zone (NOSZ) as a significant asset and walking/cycling linkages. Seek transition between residential, special purpose area and natural open space and require future development to respect current amenity with planning requirements and a high degree of openness.</p> <p>Seek further consideration to the range of activities that might occur on the balance of the regeneration area and how to treat the boundary to the NOSZ.</p> <ul style="list-style-type: none"> <li>- Extend Open Space Zone to create continuous buffer for the residences on the south side of Courtney Drive.</li> <li>- SPZ(KR)-R32 - Motorised vehicles and SPZ(KR)-R33 Motorised sports facility should be non-complying as there is limited ability to achieve sufficient separation distances with surrounding residential areas.</li> <li>- Visitor accommodation should be of a similar scale to buildings related to other activities (200m<sup>2</sup> - 250m<sup>2</sup>).</li> <li>- It is unclear how Retail activity areas relate to the building areas of other typical activities and why the maximum area of 400m<sup>2</sup> is so high.</li> <li>- Support requirement of 75% native species and 10% of area (for activities requiring buildings).</li> <li>- Seek building setbacks and planning requirements along the NOSZ boundary of 20m.</li> <li>- 500m<sup>2</sup> minimum subdivision standard is very intensive for land affected by earthquakes. Seek clarification on Council's intention to retain or sell this land to private interests.</li> </ul>	<p>Extend the Natural Open Space Zone (NOSZ), currently north of the Special Purpose Zone - Kaiapoi Regeneration (SPZ(KR)), to include all of the south eastern section of the land between Courtney Drive/Courtney Lake and Courtney Stream.</p> <p>Alternatively, if the SPZ(KR) is retained:</p> <ul style="list-style-type: none"> <li>- Change activity status of motorised sports and events to non complying</li> <li>- Maintain visitor accommodation buildings at residential scale (250m<sup>2</sup>)</li> <li>- Limit potential retail activity size to the appropriate activity associated with the other dominant activities.</li> <li>- Increased building setback between the SPZ(KR) and the NOSZ with planning requirements in recognition of high natural area amenity. Prefer a 20 metre setback with planting/ landscaping requirements.</li> <li>- Extend the Open Space Zone around the remaining residence on The Oaks to provide separation between the residential building and SPZ(KR).</li> </ul>
119.2	Steve Higgs	Planning Maps	General	General	Oppose	<p>Extend the Open Space Zone (OSZ) to separate remaining residences adjoining the Special Purpose Zone - Kaiapoi Regeneration. The OSZ currently extends to the south residences on the southern side of Courtney Drive between Oaks Reserve and to The Oak.</p>	<p>Extend the Natural Open Space Zone, currently north of the Special Purpose Zone - Kaiapoi Regeneration (SPZ(KR)), to include all of the south eastern section of the land between Courtney Drive/Courtney Lake and Courtney Stream.</p> <p>Alternatively if the SPZ(KR) is retained, extend the Open Space Zone around the remaining residence on The Oaks to provide separation between the residential building and SPZ(KR).</p>
119.3	Steve Higgs	KR - Kaiapoi Regeneration	Activity Rules	SPZ(KR)-R32	Oppose	<p>SPZ(KR)-R32 should be a non-complying activity, given the sensitivity of the land and surrounding amenity, and there is limited ability to achieve sufficient separation distances from surrounding residential areas.</p>	<p>Amend activity status of SPZ(KR)-R32 to non-complying.</p>
119.4	Steve Higgs	KR - Kaiapoi Regeneration	Activity Rules	SPZ(KR)-R33	Oppose	<p>SPZ(KR)-R33 should be a non-complying activity, given the sensitivity of the land and surrounding amenity, and there is limited ability to achieve sufficient separation distances from surrounding residential areas.</p>	<p>Amend activity status of SPZ(KR)-R33 to non-complying.</p>
119.5	Steve Higgs	KR - Kaiapoi Regeneration	Activity Rules	SPZ(KR)-R9	Oppose	<p>Oppose permitted building size of visitor accommodation, suggest these be similar scale to buildings related to other activities (200m<sup>2</sup> - 250m<sup>2</sup>).</p>	<p>If the Special Purpose Zone - Kaiapoi Regeneration is retained, amend SPZ(KR)-R9 to permit visitor accommodation where it is at residential scale (250m<sup>2</sup>).</p>
119.6	Steve Higgs	KR - Kaiapoi Regeneration	Activity Rules	SPZ(KR)-R24	Oppose	<p>Unclear how the maximum permitted area of retail activity areas (400m<sup>2</sup>) relates to the building areas of other typical activities, and why this maximum area is so high.</p>	<p>If the Special Purpose Zone - Kaiapoi Regeneration is retained, limit potential retail activity size to the appropriate activity associated with other dominant activities.</p>
119.7	Steve Higgs	KR - Kaiapoi Regeneration	Built Form Standards, excluding sites identified in Appendix APP1	SPZ(KR)-BFS8	Support	<p>Support requirement of 75% native species and 10% of area (for activities requiring buildings).</p>	<p>Not specified.</p>
119.8	Steve Higgs	KR - Kaiapoi Regeneration	Built Form Standards, excluding sites identified in Appendix APP1	General	Oppose	<p>There is no recognition to enhance the natural areas along Courtney Stream and Courtney Lake via building setbacks or landscape enhancement in the Special Purpose Zone - Kaiapoi Regeneration. Buildings and more intensive activity could detract from the stream in particular. Seek greater building setbacks of 20m from the Natural Open Space Zone, with planting requirements.</p>	<p>If the Special Purpose Zone - Kaiapoi Regeneration SPZ(KR) is retained, increase building setback between the SPZ(KR) and Natural Open Space Zone to 20m, with planting requirements.</p>
119.9	Steve Higgs	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Oppose	<p>The 500m<sup>2</sup> minimum subdivision standard for the Special Purpose Zone - Kaiapoi Regeneration is too intensive for land affected by earthquakes. Unclear on Councils intention to sell land (or retain ownership and lease).</p>	<p>The 500m<sup>2</sup> minimum subdivision standard for the Special Purpose Zone - Kaiapoi Regeneration is too intensive for land affected by earthquakes. Seek clarification on Council's intention to retain or sell land to private interests.</p>
120.1	Judith Roper-Lindsay	Definitions	Definitions	Definition of ecological services	Amend	<p>Amend the definition of 'ecological services' so "i.e." is replaced by "e.g." as the activities listed are only examples of a wider range of possible functions.</p>	<p>Amend definition of 'ecological services' to replace "i.e." with "e.g."</p>
120.2	Judith Roper-Lindsay	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED2	Amend	<p>Supports increased attention to ecological and indigenous biodiversity matters as this reflects national legislation and shows understanding of importance of remaining areas of indigenous biodiversity.</p> <p>Supports recognition that blanket rules cannot be applied across all vegetation and habitat types and site-specific assessments are required. However there should be more focus on local biodiversity values. Species or habitats that are threatened or locally uncommon need to be included in ECO-SCHED2, in particular riparian and wetland habitats and vegetation.</p>	<p>Amend ECO-SCHED2 to include species and habitats that are threatened or locally uncommon, in particular, riparian and wetland habitats and vegetation.</p>

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120.3	Judith Roper-Lindsay	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Introduction	Amend	Amend reference to 'remnants' being Significant Natural Areas (SNAs) as remnants include all indigenous plants or habitats that are left, while SNAs are remnants that meet the criteria in ECO-APP1. This would then explain ECO-P4. All remnants are important as they support threatened invertebrates, lizards, lichens or fungi and worthy of protection. Reference should be made to degradation of ecosystems by water to recognise the effects water uses have on terrestrial biodiversity. Indicate importance of recognising these assets through assistance for landowners (linking to bonus allotment policy ECO-P3).	Amend introduction to Ecosystems and Indigenous Biodiversity Chapter:  "The diverse ecosystems of the District contain remnants of indigenous vegetation and habitats of indigenous fauna which were once widespread, but over time have been destroyed, fragmented and degraded by <u>water and</u> land use and pests. These remnants (SNAs) have significant biodiversity value, <u>providing habitat for other indigenous plants and animals. Those areas meeting criteria relating to size, quality or species supported are identified as Significant Natural Areas (SNAs)</u> and are critical for preventing the extinction of rare species and loss of ecosystems. <u>The adverse effects of water and land use on areas of indigenous vegetation and habitats that do not meet the SNA criteria also need to be limited.</u> " ... "This approach provides a resource consent pathway for both identified and unidentified areas of significant indigenous vegetation and/or significant habitat of indigenous fauna. <u>It also provides for recognition of the asset value of indigenous biodiversity to landowners through bonus lot consideration.</u> "
120.5	Judith Roper-Lindsay	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Objectives	ECO-O1	Amend	Add additional clause to ECO-O1 which recognises that planting and habitat creation can also contribute to the objective of increasing indigenous biodiversity.	Amend ECO-O1:  "Overall, there is an increase in indigenous biodiversity throughout the District, comprising: 1. protected and restored SNAs; and 2. other areas of indigenous vegetation and habitat of indigenous fauna that are maintained or enhanced. <u>3. Indigenous vegetation planted and habitats created for indigenous biodiversity purposes.</u> "
120.6	Judith Roper-Lindsay	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Amend	Limit planting and irrigation within and near (respectively) unmapped Significant Natural Areas (SNAs), not just mapped SNAs. Irrigation should be 'managed' or 'controlled', instead of 'limited', as managed use of excess irrigation water may be beneficial e.g. wetlands. Seek that Council actively supports and advises on pest and weed management, not just 'encouraging'.	Amend ECO-P2:  (2) and (3) Limit planting and irrigation within and near (respectively) unmapped SNAs too, not just mapped SNAs. (3) 'Manage' or 'control' irrigation, instead of 'limit'. (6) Replace 'encouraging' with 'supporting weed and'.
120.7	Judith Roper-Lindsay	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P3	Amend	Supports ECO-P3 enablement of bonus allotments to protect Significant Natural Areas (SNAs). Seeks further recognition of SNAs being natural assets via rates relief and support. Seeks further guidance on how 'net benefit' is to be calculated, including its scale, method, and who should undertake the assessment. Seeks further guidance how 'additional long-term benefits' will be measured and assessed. Clarity is needed to avoid any loop-holes.	Provide additional guidance on how 'net benefit' is to be calculated, including its scale, method, and who should undertake the assessment. Provide additional guidance on how 'additional long-term benefits' will be measured and assessed. Provide further recognition of Significant Natural Areas being natural assets via rates relief and support.
120.8	Judith Roper-Lindsay	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Amend	Replace reference to 'Lower Plains' with 'Low Plains'. Make this change throughout the Proposed District Plan. Make reference to water use also affecting habitats and vegetation, not just land use. Level of protection for remnant indigenous vegetation or habitats is inadequate as all indigenous biodiversity should be protected at a policy level, including indigenous vegetation and habitats that are locally threatened, locally at risk, or reach local distribution limits; while rules can set methods for achieving this in different ecological contexts.	Amend ECO-P4:  (2)(a): replace 'Lower' with 'Low', and reference to water also affecting habitats and vegetation. (2) and (3): include and give protection to species, vegetation and habitats that are threatened or at risk at a local level, or reach local distribution limits. This may then influence the rationale for the two levels of protection afforded in different Ecological Districts. At a policy level all indigenous biodiversity should be afforded protection; different methods for achieving this in different ecological contexts can then be set out through rules.
120.9	Judith Roper-Lindsay	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Support	Supports non-complying activity status for indigenous vegetation clearance that does not meet the permitted standards of ECO-R1 as it should be difficult to clear indigenous vegetation within a Significant Natural Area.	Retain non-complying activity status for activities where ECO-R1 permitted standards are not met.

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120.10	Judith Roper-Lindsay	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Amend	Supports restricted discretionary activity status for indigenous vegetation clearance activities outside any Significant Natural Area (SNA) that do not meet ECO-R2 permitted standards provided ECO-MD1 is amended to include "The extent of adverse effects on indigenous fauna". Replace reference to 'Lower Plains' with 'Low Plains'. Concerned with permitted activity status of indigenous vegetation clearance outside an SNA to erect a fence for purpose of protecting, maintaining, restoring or accessing ecological values as this could result in inappropriate clearance and potential loss of last remaining remnants of some species. Some level of assessment requiring expert input should be required to ensure inappropriate clearance does not occur.	Retain restricted discretionary activity status for indigenous vegetation clearance activities outside any Significant Natural Area that do not meet ECO-R2 permitted standards provided ECO-MD1 is amended to include "The extent of adverse effects on indigenous fauna". Amend ECO-R2: Replace reference to 'Lower Plains' with 'Low Plains'. Require some level of assessment by an expert to ensure inappropriate clearance of indigenous species does not occur when erecting a fence for the purpose of protecting, maintaining, restoring or accessing ecological values.
120.11	Judith Roper-Lindsay	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R3	Amend	ECO-R3 should apply to all Significant Natural Areas (SNAs), not just mapped SNAs.	Amend ECO-R3 to apply to all Significant Natural Areas.
120.12	Judith Roper-Lindsay	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R4	Amend	ECO-R4 should apply to all Significant Natural Areas (SNAs), not just mapped SNAs.	Amend ECO-R4 to apply to all Significant Natural Areas.
120.13	Judith Roper-Lindsay	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD1	Amend	Supports restricted discretionary activity status of ECO-R2 (indigenous vegetation clearance outside mapped Significant Natural Areas) provided the following additional matter of discretion is added to ECO-MD1 "The extent of adverse effects on indigenous fauna".	Amend ECO-MD1 to add the following additional matter:  "The extent of adverse effects on indigenous fauna".
120.14	Judith Roper-Lindsay	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED2	Amend	Supports lists of protected indigenous plant species in ECO-SCHED2, however considers fauna should also be included. Suggests wetland and riparian indigenous habitats be added to ECO-SCHED2 as they are uncommon within the District and can be affected by land uses regulated by Council.	Amend ECO-SCHED2 to add fauna that should be protected. Amend ECO-SCHED2 to add wetland and riparian indigenous habitats.
120.15	Judith Roper-Lindsay	NFL - Ahuatanga o te whenua - Natural features and landscapes	General	General	Amend	Supports Outstanding Natural Feature classification of Ashley/Rakahuri estuary however notes it should be referred to as 'Te Aka Aka' to align with Zone Implementation Programme Addendum and Plan Change 7 of the Canterbury Regional Land and Water Regional Plan.	Amend reference to Ashley/Rakahuri estuary to 'Te Aka Aka' to align with Zone Implementation Programme Addendum and Plan Change 7 of the Canterbury Regional Land and Water Regional Plan.
120.16	Judith Roper-Lindsay	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Support	Supports GRUZ-R3 increase in minimum lot size for residential units as considers this will maintain rural character and reduce demand for energy, services and infrastructure.	Retain GRUZ-R3 minimum lot size.
120.17	Judith Roper-Lindsay	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	Suggests the following clause be added to SUB-O1: <u>'5. meets high standards of urban design, and creates positive outcomes socially, environmentally, economically and culturally.'</u>	Amend SUB-O1 to add:  "... <u>5. meets high standards of urban design, and creates positive outcomes socially, environmentally, economically and culturally.</u> "
120.18	Judith Roper-Lindsay	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O3	Amend	Suggests the following additional clause be added to SUB-O3: <u>4. climate change resilience through design and planting.</u>	Amend SUB-O3 to add:  "... <u>4. climate change resilience through design and planting</u> ".

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
121.1	Fletcher Consulting and Planning - Stewart Fletcher on behalf of Fusion Homes	Planning Maps	General	General	Oppose	Rezone 261 Giles Road from Rural Lifestyle Zone to a Residential zoning (Medium Density or General Residential) and make all other necessary amendments to the Proposed District Plan are made to reflect the zoning sought. The property is Residential 7 Zone in the Operative District Plan and the proposed zoning is inconsistent with current zoning, is a significant change and does not reflect consultation with Council. Potential subdivision consultation was undertaken with Council for residential allotments with plans prepared for resource consent.	Rezone 261 Giles Road from Rural Lifestyle Zone to Residential zoning.
122.1	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Objectives	ECO-O1	Amend	Supports ECO-O1 in part. Seeks that priority is given to the protection of indigenous biodiversity, over ecological restoration and enhancement.	Amend ECO-O1 to give priority to the protection of indigenous biodiversity, ecological restoration/ enhancement still results in a net loss for the district if there is continued loss of indigenous vegetation and habitation.
122.2	Canterbury Botanical Society - Tom Ferguson	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R12	Support	Supports the protection of sand dunes.	Retain EW-R12 as notified.
122.3	Canterbury Botanical Society - Tom Ferguson	TREE - Rakau hirahira - Notable trees	Schedules	TREE Schedules	Amend	Seeks the inclusion of more indigenous trees in TREE-SCHED1.	Amend TREE-SCHED1 to identify more indigenous trees for protection.
122.4	Canterbury Botanical Society - Tom Ferguson	PA - Tomonga marea - Public access	Policies	PA-P3	Support	Support PA-P3 especially the restriction of public access where necessary to protect naturally rare or threatened indigenous flora.	Retain PA-P3 as notified.
122.5	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P1	Support	Supports the mapping of Significant Natural Areas (SNA) in ECO-P1 due to greater clarity provided. Seeks identification of new mapped SNAs to be fast tracked.	Fast track identification of new mapped Significant Natural Areas specified in ECO-P1.
122.6	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Support	Supports ECO-P2 and notes importance of having Council personnel and budget to implement these outcomes.	Ensure adequate Council budget and staffing – in particular at least one full-time Council Ecologist to implement outcomes in ECO-P2.
122.7	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P3	Support	Supports ECO-P3 in terms of bonus allotments and bonus residential units incentivising the protection of biodiversity in the district and reducing the attractiveness of the ongoing clearance of unmapped Significant Natural Areas.	Retain ECO-P3 as notified.
122.8	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Amend	Supports acknowledgement in ECO-P4 of indigenous vegetation loss on the Canterbury Plains and other flat land. Considers the continued risk to flat land within the Oxford Ecologist District, particularly Lees Valley, should be addressed.	Amend ECO-P4 to acknowledge the importance of the remaining indigenous vegetation on flat land, particularly within the Oxford Ecological District, especially Lees Valley.

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122.9	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P5	Amend	Supports ECO-P5 in part as protection of biodiversity should be prioritised over use of biodiversity offsets.	Not specified.
122.10	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P6	Support	Supports ECO-P6.	Retain ECO-P6 as notified.
122.11	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P7	Amend	Supports ECO-P7 in part. Regionally rare species should be included as well.	Amend ECO-P7 to add regionally rare species.
122.12	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P8	Support	Supports ECO-P8.	Retain ECO-P8 as notified.
122.13	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Amend	Support ECO-R1 in part. Most kānuka remnants on the Canterbury Plains are located along fence lines thus indigenous vegetation clearance within 2m of a fence should not be permitted in the Low Plains and High Plains Ecological Districts. Consider use of herbicides for biosecurity purposes results in biodiversity loss therefore such vegetation clearance should be prohibited, unless undertaken by suitably qualified personnel overseen by Council Ecologist.	Amend ECO-R1 to provide protection of indigenous vegetation along fence lines, particularly kānuka within the Canterbury Plains, and Coprosma intertexta within Lees Valley. Amend ECO-R1 to ensure any vegetation clearance via herbicide use for the biosecurity purposes is managed by the Council Ecologist.
122.14	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Amend	Supports ECO-R2 in part however notes that most kānuka remnants on the Canterbury Plains are located along fence lines thus indigenous vegetation clearance, particularly dryland vegetation clearance, within 2m of a fence, as provided for in ECO-R2(3)(a)(iii) should not be permitted in the Low Plains and High Plains Ecological Districts. Considers use of herbicides for biosecurity purposes results in biodiversity loss therefore such vegetation clearance should be prohibited, unless undertaken by suitably qualified personnel overseen by Council Ecologist. Opposes provision for indigenous vegetation clearance for the purpose of maintaining improved pasture in ECO-R2(3)(i) and ECO-R2(8)(b) as a lot of significant vegetation within the District, particularly dryland ecosystems, are on improved pasture. Notes significant loss of muehlenbeckia astonii at Kaitorete Spit due to clearance relating to maintenance of improved pasture.	Delete allowance for indigenous vegetation clearance for the purpose of maintaining improved pasture from ECO-R2.
122.15	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R3	Amend	Support ECO-R3 in part. Support eco-sourced plantings however considers planting within a Significant Natural Area should be a restricted discretionary activity.	Amend ECO-R3 to restricted discretionary activity status requiring input from a suitably qualified ecologist, as planting can do more ecological harm than enhancement in a Significant Natural Area.



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122.16	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R4	Amend	Support ECO-R4 in part. Amend ECO-R4 so that the 20m set back from a mapped Significant Natural Area applies to the extent of the irrigation, not the new irrigation infrastructure. Note particular vulnerability of dryland ecosystems to irrigation.	Amend ECO-R4 so that the 20m set back from a mapped Significant Natural Area applies to the extent of the irrigation, not the new irrigation infrastructure.
122.17	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R7	Support	Support ECO-R7 as woodlots, shelterbelts or planting would be inappropriate within a Significant Natural Area.	Retain ECO-R7 as notified.
122.18	Canterbury Botanical Society - Tom Ferguson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED1	Support	Supports mapped Significant Natural Areas identified in ECO-SCHED1.	Retain ECO-SCHED1 as notified.
123.1	Fletcher Consulting and Planning - Stewart Fletcher - on behalf of Alan and Margaret Fraser	Planning Maps	General	General	Oppose	Rezone 21, 49, 63, 65, 75 and 87 Fawcetts Road, 9, 17 and 25 Boundary Road, Ashley ('the site') from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) to give effect to the Large LLRZ overlay. Requests a new development area added to the Existing Development Areas. The site is 33.52ha. Each property is of rural lifestyle character with rural productive elements and a residential component. The Waimakariri Rural Residential Development Strategy identifies the site for future development. Submitters have investigated it's development potential and discussed this with Council. Technical assessments on geological, stormwater servicing, water supply, transport, contamination (refer to submission) conclude the site is suitable for rezoning. The rezoning will not adversely affect iwi cultural values. The Outline Development Plan (ODP) (refer to submission) will positively impact transport outcomes, including a road connection between Fawcetts and Boundary Roads. The rezoning and ODP is complementary to, and supportive of, the Ashley area. The rezoning is consistent with, and supported by, the Resource Management Act 1991, the Canterbury Regional Policy Statement, the Waimakariri Rural Residential Development Strategy, the National Policy Statement on Urban Development, the Canterbury Land and Water Regional Plan, and the Proposed District Plan (particularly SD-O2 and UFD-P3).	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.
124.1	Debby Duke	Planning Maps	General	General	Oppose	Oppose Heavy Industrial Zone (HIZ) and Light Industrial Zone (LIZ) for 8 Mill Road adjacent to established residential community. Submitter purchased the property adjacent to established rural zoned mill operation, and considered activities and effects acceptable. However rezoning the properties may enable increase in activities and expansion, any other heavy industrial activities could take its place if current activity ceases, and zoning could affect property values. If township expands, could have HIZ/LIZ in middle of residential community. Would like to enjoy home, making allowances for "reasonable" amounts of noise and pollution.	Seek that 8 Mill Road, Oxford is not zoned Heavy Industrial and Light Industrial Zone and to keep it as Rural Zone.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
125.1	Annie Fechner	LLRZ - Large Lot Residential Zone	LLRZ - Large Lot Residential Zone	General	Oppose	Chinnerys Road and Grange View area is zoned Residential 4B in the Operative District Plan, and Large Lot Residential Zone (LLRZ) with a General Residential Zone (GRZ) Overlay in the Proposed District Plan. LLRZ is not appropriate so wish to rezone to GRZ. LLRZ is 'rural-residential development in a rural environment.', 'located near but outside the established townships.', and provides 'residential living in a rural environment'. However the area is now sandwiched between Ravenswood and Woodend and is no longer rural setting. LLRZ is 'an environment with generally low levels of noise, traffic, outdoor lighting, odour and dust'. However, newly built properties and streetlights in Ravenswood have impacted rural environment. The average lot size in LLRZ is 5000m <sup>2</sup> , however the average size of submitter's properties (17-107 Chinnerys Road + Grange View) is 4490.8m <sup>2</sup> , and other large lots in Woodend are GRZ. Rezoning would enable new homes to be built, supporting increase in population and providing greater mix of housing choices under the Waimakariri 2048 District Development Strategy.	<del>LLRZ – Large Lot Residential Zone</del> GRZ - General Residential Zone
126.1	Jez Partridge	TREE - Rakau hirahira - Notable trees	Activity Rules	TREE-R4	Oppose	Oppose definition of 'root protection area' as tree roots often spread beyond the edge of a tree's dripline or beyond a distance equal to half its height, and an arboricultural assessment would be required to determine whether such roots are critical to its stability and health. Note that the Section 32 Report does not explain why the canopy edge plus 3 metres method under the Operative District Plan was replaced, and there was no cost benefit analysis against other methods or for trees with non-symmetrical root systems. The root protection area protects a smaller area than the previous method, and it effectively allows the roots outside of the root protection area to be cut or damaged without a resource consent, which may damage, or be fatal, to a tree. The proposed methodology is out of date and no longer best practice. Compacting or damaging roots require special engineering solutions, root exposure and pruning, and require high levels of expertise and should not be permitted activities as Council has no oversight. Seek amendment to use either the British Standard 5837 - Trees in Relation to Construction (2012), or Australian Standard 4970 – Protection of Trees on Development Sites (2009,) which calculate a root protection area as equal to 12 times the stem diameter for single stemmed tree.	Undertake a cost benefit analysis of international best practice methods used to determine the area of roots which cannot be disturbed without consent, and selects a best practice methodology, ideally being the British Standard 5837 - Trees in Relation to Construction (2012), or Australian Standard 4970 – Protection of Trees on Development Sites (2009). Do not allow various permitted works within the root protection area.
127.1	Aggregate and Quarry Association - Jeremy Harding	Definitions	Definitions	Definition of quarrying activities	Support	Accommodate the quarry sector in the District through explicitly prioritising quarrying, which is important for growth and infrastructure and is restricted to where aggregate resources exist. The resource is susceptible to incompatible competing land uses. Support use of National Planning Standard definitions of 'quarrying activities'.	Retain definition of 'quarrying activities'.
127.2	Aggregate and Quarry Association - Jeremy Harding	Definitions	Definitions	Definition of rural production	Amend	Definition of 'rural production' excludes quarrying.	Delete definition of 'rural production' and use 'primary production' to avoid confusion and for consistency with National Planning Standards definitions.
127.3	Aggregate and Quarry Association - Jeremy Harding	Definitions	Definitions	Definition of primary production	Support	Support the definition of 'primary production' as this includes quarrying and is consistent with the National Planning Standards.	Retain definition of 'primary production' for consistency with National Planning Standards.
127.4	Aggregate and Quarry Association - Jeremy Harding	EW - Ketuketu whenua - Earthworks	General	General	Amend	Quarrying is a unique activity and should be provided for outside the Earthworks Chapter, and Earthworks provisions should not apply to quarrying.	To avoid confusion, duplication, and inconsistency, the Earthworks Chapter should exempt earthworks for quarrying as they are specially addressed in zone rules.
127.5	Aggregate and Quarry Association - Jeremy Harding	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Aggregate resource is susceptible to competing land uses, incompatible activities and reverse sensitivity. The Proposed District Plan needs more attention to avoid reverse sensitivity to safeguard the benefit and comfort of neighbouring activities and residents as well as the interests of the quarries.	Amend UFD-P2 so that 'reverse sensitivity effects' are included in the list of conditions.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
128.1	Karl Lutterman	Planning Maps	General	General	Amend	<p>The driveway of 257 Tuahiwi Road is in the PREC(T) zone and adjoins an approximate 1904m<sup>2</sup> Rural/SPZ(KN) zone which is less suitable for rural activity because;</p> <ul style="list-style-type: none"> <li>- The zone amendment area is detached from the main productive land due to the Council drainage ditch forming a natural boundary.</li> <li>- The SPZ(KN) area at 243 Tuahiwi Rd is landscaped, planted with specimen trees, and used for residential purposes.</li> <li>- The zone amendment area is in a pocket of residential property restricting land activity for rural use.</li> <li>- Amending the PREC(T) zone at 257 Tuahiwi Rd minimises future rural-residential conflicts and is a natural fit with existing residential properties.</li> <li>- Historic and current Council studies predict growth for the Tuahiwi Precinct area, the pandemic is a further catalyst creating growth demands, the zone amendment supports growth.</li> <li>- Neighbouring descendants of Ngāi Tūāhuriri have enquired if the amendment area could be sold, amending the zone increases possible settlement options for Ngāi Tūāhuriri whakapapa.</li> <li>- During 2014 the Council Action 21 Land Use Recovery Plan (LURP) proposed rezoning all of the 257 Tuahiwi Rd property to Residential 3.</li> </ul>	Amend the Planning Maps to extend the PREC(T) Zone in the 257 Tuahiwi Road driveway west to the Council drain crossing 257 Tuahiwi Road.
129.1	Scottville Farm - Rick Larsen	GRUZ - General Rural Zone	Activity Rules	GRUZ-R11	Oppose	<p>A maximum of five staff for any rural industry activity is insufficient, as some activities are labour intensive, particularly those without investment in automation.</p> <p>The Ground Floor Area should be increased to 550m<sup>2</sup> to align with GRUZ-BFS6. Processing primary production goods requires large equipment and handling equipment, which causes health and safety issues when compacted into smaller buildings.</p> <p>The maximum land area occupied should be increased to 5000m<sup>2</sup>. Fresh produce requires a large storage area.</p> <p>Supports overall the purpose, objectives and policies in the Proposed District Plan, but GRUZ-R11 should be more generous and practical.</p>	<p>GRUZ-R11(1) - increase maximum staff to 15.</p> <p>GRUZ-R11(3) - increase the Ground Floor Area to 550m<sup>2</sup>.</p> <p>GRUZ-R11(5) - increase maximum land area occupied to 5000m<sup>2</sup>.</p>
130.1	Emily Arthur-Moore	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	General	Oppose	Seek new rule making intensification and vegetation clearance inside an ONL require a resource consent.	Seek new rule making intensification and vegetation clearance inside an ONL require a resource consent.
130.2	Emily Arthur-Moore	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Oppose	Opposes improved pasture concept in ECO-R2 and suggests all converted pasture in the Lees Valley be mapped and indigenous vegetation clearance outside these areas require resource consent.	Delete improved pasture concept in ECO-R2 and amend approach by mapping all converted pasture in the Lees Valley then requiring resource consent for indigenous vegetation clearance outside these areas.
130.3	Emily Arthur-Moore	Planning Maps	General	General	Oppose	Oppose exclusion of areas of the Lees Valley from Outstanding Natural Landscape and seek it is all included.	Oppose exclusion of areas of the Lees Valley from Outstanding Natural Landscape and seek it is all included.
131.1	Eliot Sinclair and; Partners Ltd - Claire McKeever - on behalf of Southern Capital Limited	Planning Maps	General	General	Amend	<p>Rezone 726, 732, 734 Main North Road, Kaiapoi from Rural Lifestyle Zone to Light Industrial Zone (LIZ). The site is currently operating under a resource consent for a trade supplier and yard-based activity, and LIZ would better reflect and enable these activities which are unlikely to change in the medium term. Background information provided on site use and development indicates site has not been used for rural purposes. Surrounding land uses are a mix of retail, residential, and quarrying, and the state highway and proposed bypass, thus there is little rural character. Part of the site is listed as previously containing hazardous activities. Information provided regarding flooding probability. Public transport is available to the site.</p> <p>Consultation has been undertaken and a statutory assessment is provided under the Resource Management Act (RMA) 1991 (including section 32 Assessment), National Policy Statements, National Environmental Standards, Canterbury Regional Policy Statement and Proposed District Plan. The assessment of environmental effects considers the rezoning will not have environmental effects. Consistency with the Waimakariri District Development Strategy 2018, Iwi Management Plan, Our Space Strategy 2018-2048 and Part 2 of the RMA are addressed.</p>	Rezone 726, 732, 734 Main North Road, Kaiapoi to Light Industrial Zone to recognise the use of these sites. This is the most effective and efficient costs and benefits option in comparison to Rural Lifestyle Zoning. Adverse effects would be minimal due to existing commercial and industrial use, and the proposal gives effect to relevant National Policy Statements, Canterbury Regional Policy Statement, Proposed District Plan and other statutory and non-statutory documents, and is consistent with Part 2 of the Resource Management Act 1991.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
132.1	Kim Joanne Manson	KN - Kainga Nohoanga	General	General	Oppose	Any New Zealander not just Māori descendants should be able to build on the land they own within the Māori Reserve if they intend to live on the property themselves, provided the land is not subdivided and it is the original size on the title as at the moment no one can build on it because it is under the 4ha rule. The change disadvantages anyone who is not a descendant of the original Māori owners. The original Māori owners sold the land to anyone at market price as bare land, so anyone should be entitled to build. Since council water and sewer is in front of the land, an economy of scale would make it cheaper to extend council services to other blocks on the reserve. It will look patchy and ruin the character of Tuahiwi with up to 7 houses in one spot and nothing for a while.	Within SPZ(KN) all land owners should be able to build a house regardless of size of their property if that was the original size.
133.1	Sarbaz Estates Limited - Andrew Feierabend	UFD - Ahuatanga auaha a taone - Urban form and development	General	General	Amend	The General Residential Zone should incorporate Medium Density Zone provisions. Shortage of residential land for development in Rangiora and Kaiapoi affects the housing crisis, and infill housing contributes to resolving this issue and should be encouraged for its efficient use of resources. Notes the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill must be given effect to.	Give effect to Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Merge General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ) provisions to reflect the MRZ provisions. Amend planning map and provisions to merge Rangiora and Kaiapoi's GRZ into the MRZ.
133.2	Sarbaz Estates Limited - Andrew Feierabend	SUB - Wawahia whenua - Subdivision	General	General	Amend	The General Residential Zone should incorporate Medium Density Zone provisions. Shortage of residential land for development in Rangiora and Kaiapoi affects the housing crisis, and infill housing contributes to resolving this issue and should be encouraged for its efficient use of resources. Notes the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill must be given effect to.	Give effect to Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Merge General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ) provisions to reflect the MRZ provisions. Amend planning map and provisions to merge Rangiora and Kaiapoi's GRZ into the MRZ.
133.3	Sarbaz Estates Limited - Andrew Feierabend	General	General	General	Amend	The General Residential Zone should incorporate Medium Density Zone provisions. Shortage of residential land for development in Rangiora and Kaiapoi affects the housing crisis, and infill housing contributes to resolving this issue and should be encouraged for its efficient use of resources. Notes the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill must be given effect to.	Give effect to Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Merge General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ) provisions to reflect the MRZ provisions. Amend planning map and provisions to merge Rangiora and Kaiapoi's GRZ into the MRZ.
133.4	Sarbaz Estates Limited - Andrew Feierabend	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	General	Amend	Suggests that all land within the General Residential Zone of the Proposed District Plan should be merged with the Medium Density Residential Zone. Council is confronted with a housing crisis partially due to the shortage of suitable land for development particularly in the main towns of Rangiora and Kaiapoi. Infill housing can play a significant role in contributing to resolving the housing crisis and should be encouraged as efficient uses of physical and natural resources. The Proposed District Plan will need to give effect to the outcome of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.	Insert a new objective:  <u>"UFD-Q3 – Infill capacity for residential development To enable and encourage residential housing infill within Rangiora and Kaiapoi to meet the demand for residential activities anticipated to accommodate growth in the district."</u>
133.5	Sarbaz Estates Limited - Andrew Feierabend	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	General	Amend	All land within the General Residential Zone should be merged with the Medium Density Residential Zone. Shortage of residential land for development in Rangiora and Kaiapoi affects the housing crisis, and infill housing contributes to resolving this issue and should be encouraged for its efficient use of resources. Notes the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill must be given effect to.	Insert new policy:  <u>"UFP- 11 Enablement of residential infill housing within the General Residential Management Zone and Medium Density Residential Zone providing urban design outcomes of the Plan are meet."</u>
133.6	Sarbaz Estates Limited - Andrew Feierabend	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Amend	The General Residential Zone should incorporate Medium Density Zone provisions to implement the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Shortage of residential land in Rangiora and Kaiapoi affects the housing crisis and infill housing contributes to resolving the issue and should be encouraged as efficient resource use.	Amend SUB-S1 (1) as follows when compliance not achieved:  "1. In the <u>General Residential Zone</u> , Medium Density Residential Zone, any Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): DIS Zone Minimum allotment area Internal square Frontage (excluding rear lots) General Residential Zone 500m <sup>2</sup> 200m <sup>2</sup> 45m x 45m n/a 45m n/a"
133.7	Sarbaz Estates Limited - Andrew Feierabend	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Amend	The General Residential Zone should incorporate Medium Density Residential Zone provisions. Shortage of residential land for development in Rangiora and Kaiapoi affects the housing crisis, and infill housing contributes to resolving this issue and should be encouraged for its efficient use of resources. Note the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill must be given effect to.	Amend RESZ–O1(3): "... 3. enables new development, as well as redevelopment <u>and residential infill</u> of existing Residential Zones."
133.8	Sarbaz Estates Limited - Andrew Feierabend	GRZ – General Residential Zone	Activity Rules	GRZ-R3	Amend	The General Residential Zone should incorporate Medium Density Zone provisions to implement the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Shortage of residential land suitable for development, particularly in Rangiora and Kaiapoi. Infill housing contributes to resolving the issue and should be encouraged as efficient resource use.	Amend GRZ-R3:  "Where: The maximum GFA of the minor residential unit shall be 120 80m <sup>2</sup> ... <del>2. parking and access shall be from the same vehicle crossing as the principal residential unit on the site."</del>
133.9	Sarbaz Estates Limited - Andrew Feierabend	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS1	Amend	All land within the General Residential Zone should be merged with the Medium Density Residential Zone to implement the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Shortage of residential land, particularly in Rangiora and Kaiapoi affects the housing crisis and infill housing contributes to resolving the issue and should be encouraged as efficient resource use.	Amend GRZ -BFS1:  "1. Site density shall be a maximum of one residential unit per 500 200m <sup>2</sup> of net site area, which can be calculated over multiple adjacent sites. <del>2.Where a site is less than 500m<sup>2</sup>, one residential unit is allowed</del> ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
133.10	Sarbaz Estates Limited - Andrew Feierabend	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS2	Amend	The General Residential Zone should incorporate Medium Density Zone provisions to implement the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Shortage of residential land in Rangiora and Kaiapoi affects the housing crisis and infill housing contributes to resolving the issue and should be encouraged as efficient resource use.	Amend GRZ -BFS2:  "1. Building coverage shall be a maximum of <u>60</u> 45% of the net site area, except that this rule shall not apply to: ..."
133.11	Sarbaz Estates Limited - Andrew Feierabend	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS6	Amend	All land within the General Residential Zone should be merged with the Medium Density Zone to implement the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Shortage of residential land, particularly in Rangiora and Kaiapoi affects the housing crisis and infill housing contributes to resolving the issue and should be encouraged as efficient resource use.	Amend GRZ BFS6:  "1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall: <del>a. have at least one habitable room or kitchen located facing the street at ground level; and</del> <del>b. include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and</del> <u>a. c.</u> shall have a door that is directly visible and accessible from the street. 2. Garage doors that face the street shall have a combined maximum width of <del>6.5m</del> 7.0m"
133.12	Sarbaz Estates Limited - Andrew Feierabend	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS9	Amend	All land within the General Residential Zone should be merged with the Medium Density Zone to implement the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Shortage of residential land, particularly in Rangiora and Kaiapoi affects the housing crisis and infill housing contributes to resolving the issue and should be encouraged as efficient resource use.	Amend GRZ BFS9:  "1. For any residential unit: a. a minimum of <del>400m</del> <u>50m</u> <sup>2</sup> of continuous outdoor living space able to contain a circle with a diameter of 4.m <del>3m</del> shall be provided within the site of a residential unit (except a residential unit in a retirement village); and ... 2. For any minor residential unit: a. an outdoor living space able to contain a circle with a diameter of <del>6.3m</del> shall be provided; and..."
134.1	Timothy and; Kimberley Broad	RLZ - Rural Lifestyle Zone	General	General	Oppose	Oppose Rural Lifestyle zoning for 23 Siena Place, North Mandeville and the San Dona area of Mandeville and seek Large Lot Residential zoning and zone provisions. The reasons are: - many San Dona sites are less than 4ha and too small for commercial/economic farming and sites are used for gardens, ponies, sheep which is the same as Mandeville and therefore should also be zoned as Large Lot Residential Zone; - government has signalled more residential land needed from subdivision, which should include San Dona with 4000m <sup>2</sup> minimum to maintain character; - should use brown field sites rather than greenfield which use good agricultural land; - Some San Dona residents want to make land available to family due to housing being unaffordable and would add social diversity; - Infrastructure can cope with minor residential units which indicates further capacity for development subject to development contribution; - Shops and amenities in Mandeville and reduced speed limits support further consistent development; - San Dona has residential amenities for water and waste.	Rezone San Dona area and 23 Siena Place from Rural Lifestyle Zone to Large Lot Residential Zone and apply the zone provisions.
135.1	Fletcher Consulting and Planning - Stewart Fletcher - on behalf of Alison and Peter Batchelor	Planning Maps	General	General	Oppose	Rezone 21, 49, 63, 65, 75 and 87 Fawcetts Road, 9, 17 and 25 Boundary Road, Ashley ('the site') from Rural Lifestyle Zone to Large Lot Residential Zone to give effect to the Large Lot Residential Zone overlay. Requests a new development area added to the Existing Development Areas. The site is 33.52ha. Each property is of rural lifestyle character with rural productive elements and a residential component. The Waimakariri Rural Residential Development Strategy identifies the site for future development. Submitters have investigated it's development potential and discussed this with Council. Technical assessments on geological, stormwater servicing, water supply, transport, contamination (refer to submission) conclude the site is suitable for rezoning. The rezoning will not adversely affect iwi cultural values. The Outline Development Plan (refer to submission) will positively impact transport outcomes, including a road connection between Fawcetts and Boundary Roads. The rezoning and Outline Development Plan is complementary to, and supportive of, the Ashley area. The rezoning is consistent with, and supported by, the Resource Management Act 1991, the Canterbury Regional Policy Statement, the Waimakariri Rural Residential Development Strategy, the National Policy Statement on Urban Development, the Canterbury Land and Water Regional Plan, and the Proposed District Plan (particularly SD-O2 and UFD-P3).	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.
136.1	Renee Marie Morrow	LLRZ - Large Lot Residential Zone	General	General	Support	Support the proposed Rural Lifestyle zoning at Swannanoa.	Retain Rural Lifestyle zoning of Swannanoa as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
137.1	Fletcher Consulting and Planning - Stewart Fletcher - on behalf of Anton and Deana Musson	Planning Maps	General	General	Oppose	<p>Rezone 21, 49, 63, 65, 75 and 87 Fawcetts Road, 9, 17 and 25 Boundary Road, Ashley ('the site') from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) to give effect to the LLRZ overlay. Requests a new development area added to the Existing Development Areas. The site is 33.52ha. Each property is of rural lifestyle character with rural productive elements and a residential component. The Waimakariri Rural Residential Development Strategy identifies the site for future development. Submitters have investigated it's development potential and discussed this with Council.</p> <p>Technical assessments on geological, stormwater servicing, water supply, transport, contamination (refer to submission) conclude the site is suitable for rezoning. The rezoning will not adversely affect iwi cultural values. The Outline Development Plan (ODP) (refer to submission) will positively impact transport outcomes, including a road connection between Fawcetts and Boundary Roads. The rezoning and ODP is complementary to, and supportive of, the Ashley area.</p> <p>The rezoning is consistent with, and supported by, the Resource Management Act 1991, the Canterbury Regional Policy Statement, the Waimakariri Rural Residential Development Strategy, the National Policy Statement on Urban Development, the Canterbury Land and Water Regional Plan, and the Proposed District Plan (particularly SD-O2 and UFD-P3).</p>	<p>Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.</p>
138.1	Fletcher Consulting and Planning - Stewart Fletcher - on behalf of Ron and Tracey Taylor	Planning Maps	General	General	Oppose	<p>Rezone 21, 49, 63, 65, 75 and 87 Fawcetts Road, 9, 17 and 25 Boundary Road, Ashley ('the site') from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) to give effect to the LLRZ overlay. Requests a new development area added to the Existing Development Areas. The site is 33.52ha. Each property is of rural lifestyle character with rural productive elements and a residential component. The Waimakariri Rural Residential Development Strategy identifies the site for future development. Submitters have investigated it's development potential and discussed this with Council.</p> <p>Technical assessments on geological, stormwater servicing, water supply, transport, contamination (refer to submission) conclude the site is suitable for rezoning. The rezoning will not adversely affect iwi cultural values. The Outline Development Plan (ODP) (refer to submission) will positively impact transport outcomes, including a road connection between Fawcetts and Boundary Roads. The rezoning and ODP is complementary to, and supportive of, the Ashley area.</p> <p>The rezoning is consistent with, and supported by, the Resource Management Act 1991, the Canterbury Regional Policy Statement, the Waimakariri Rural Residential Development Strategy, the National Policy Statement on Urban Development, the Canterbury Land and Water Regional Plan, and the Proposed District Plan (particularly SD-O2 and UFD-P3).</p>	<p>Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.</p>
139.1	Fletcher Consulting and Planning - Stewart Fletcher - on behalf of Leanne and Paul Strathern	Planning Maps	General	General	Oppose	<p>Rezone 21, 49, 63, 65, 75 and 87 Fawcetts Road, 9, 17 and 25 Boundary Road, Ashley ('the site') from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) to give effect to the LLRZ overlay. Requests a new development area added to the Existing Development Areas. The site is 33.52ha. Each property is of rural lifestyle character with rural productive elements and a residential component. The Waimakariri Rural Residential Development Strategy identifies the site for future development. Submitters have investigated it's development potential and discussed this with Council.</p> <p>Technical assessments on geological, stormwater servicing, water supply, transport, contamination (refer to submission) conclude the site is suitable for rezoning. The rezoning will not adversely affect iwi cultural values. The Outline Development Plan (ODP) (refer to submission) will positively impact transport outcomes, including a road connection between Fawcetts and Boundary Roads. The rezoning and ODP is complementary to, and supportive of, the Ashley area.</p> <p>The rezoning is consistent with, and supported by, the Resource Management Act 1991, the Canterbury Regional Policy Statement, the Waimakariri Rural Residential Development Strategy, the National Policy Statement on Urban Development, the Canterbury Land and Water Regional Plan, and the Proposed District Plan (particularly SD-O2 and UFD-P3).</p>	<p>Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.</p>



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
140.1	Fletcher Consulting and Planning - Stewart Fletcher - on behalf of Dianne and Geoff Grundy	Planning Maps	General	General	Oppose	Rezone 21, 49, 63, 65, 75 and 87 Fawcetts Road, 9, 17 and 25 Boundary Road, Ashley ('the site') from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) to give effect to the LLRZ overlay. Requests a new development area added to the Existing Development Areas. The site is 33.52ha. Each property is of rural lifestyle character with rural productive elements and a residential component. The Waimakariri Rural Residential Development Strategy identifies the site for future development. Submitters have investigated it's development potential and discussed this with Council. Technical assessments on geological, stormwater servicing, water supply, transport, contamination (refer to submission) conclude the site is suitable for rezoning. The rezoning will not adversely affect iwi cultural values. The Outline Development Plan (ODP) (refer to submission) will positively impact transport outcomes, including a road connection between Fawcetts and Boundary Roads. The rezoning and ODP is complementary to, and supportive of, the Ashley area. The rezoning is consistent with, and supported by, the Resource Management Act 1991, the Canterbury Regional Policy Statement, the Waimakariri Rural Residential Development Strategy, the National Policy Statement on Urban Development, the Canterbury Land and Water Regional Plan, and the Proposed District Plan (particularly SD-O2 and UFD-P3).	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.
141.1	Fletcher Consulting and Planning - Stewart Fletcher - on behalf of Graeme and Lynne Wellington	Planning Maps	General	General	Oppose	Rezone 21, 49, 63, 65, 75 and 87 Fawcetts Road, 9, 17 and 25 Boundary Road, Ashley ('the site') from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) to give effect to the LLRZ overlay. Requests a new development area added to the Existing Development Areas. The site is 33.52ha. Each property is of rural lifestyle character with rural productive elements and a residential component. The Waimakariri Rural Residential Development Strategy identifies the site for future development. Submitters have investigated it's development potential and discussed this with Council. Technical assessments on geological, stormwater servicing, water supply, transport, contamination (refer to submission) conclude the site is suitable for rezoning. The rezoning will not adversely affect iwi cultural values. The Outline Development Plan (ODP) (refer to submission) will positively impact transport outcomes, including a road connection between Fawcetts and Boundary Roads. The rezoning and ODP is complementary to, and supportive of, the Ashley area. The rezoning is consistent with, and supported by, the Resource Management Act 1991, the Canterbury Regional Policy Statement, the Waimakariri Rural Residential Development Strategy, the National Policy Statement on Urban Development, the Canterbury Land and Water Regional Plan, and the Proposed District Plan (particularly SD-O2 and UFD-P3).	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.
142.1	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	General	General	Support	Supports Special Purpose Kāinga Nohoanga Zone provisions and its application to all Māori Reserve land within the District, and policies and rules in Part 2 - District wide matters which enable infrastructure to be provided that will support the development of housing and a widened range of educational, commercial, recreational, health and cultural activities to benefit and support the growth and prosperity of mana whenua.	Retain those provisions of the proposed Special Purpose Kāinga Nohoanga Zone and its application to all Māori Reserve land within the District. Retain policies and rules in Part 2 - District wide matters which enable infrastructure to be provided that will support the development of housing and a widened range of educational, commercial, recreational, health and cultural activities to benefit and support the growth and prosperity of mana whenua.
142.2	Te Ngai Tuahuriri Runanga - Tania Wati	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Support	Supports SD-O2 as it is appropriate to acknowledge that Special Purpose Zone - Kāinga Nohoanga has a unique blend of activities and development that will be determined by mana whenua over time.	Retain SD-O2 as notified.
142.3	Te Ngai Tuahuriri Runanga - Tania Wati	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Support	Appropriate to acknowledge that Special Purpose Zone - Kāinga Nohoanga (SPZ-KN) has a unique blend of activities that will be determined by mana whenua and it is inappropriate to classify SPZ(KN) as being specifically rural.	Retain SD-O4 as notified.
142.4	Te Ngai Tuahuriri Runanga - Tania Wati	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O5	Support	SD-O5 acknowledges the high level of interest that Te Ngāi Tūāhuriri Rūnanga has in the management of natural and physical resources within the district.	Retain SD-O5 as notified.
142.5	Te Ngai Tuahuriri Runanga - Tania Wati	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P9	Support	Without UFD-P9 the status of development within Māori Reserves as either urban or rural is unclear. The policy clarifies that the Special Purpose Kāinga Nohoanga Zone is unique with its own character, rate and style of development which may require alternative infrastructure solutions.	Retain UFD-P9 as notified.
142.6	Te Ngai Tuahuriri Runanga - Tania Wati	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Policies	EI-P2	Support	Supports EI-P2(2) which anticipates the use of on-site systems for water and wastewater where reticulated services are not available.	Retain EI-P2(2) as notified including the ability for areas outside of reticulated services to provide on-site services.
142.7	Te Ngai Tuahuriri Runanga - Tania Wati	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Support	Supports SUB-P8(4) which anticipates the use of on-site systems for wastewater where reticulated services are not available.	Retain SUB-P8 as notified.
142.8	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Objectives	SPZ(KN)-O1	Support	Supports the Special Purpose Zone - Kāinga Nohoanga (SPZ-KN) as notified, including SPZ-KN-O1.	Retain SPZ(KN)-O1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
142.9	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Policies	SPZ(KN)-P1	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-P1.	Retain SPZ(KN)-P1 as notified.
142.10	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Policies	SPZ(KN)-P2	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-P2.	Retain SPZ(KN)-P2 as notified.
142.11	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Policies	SPZ(KN)-P3	Support	Supports the whole of the Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-P3.	Retain SPZ(KN)-P3 as notified.
142.12	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Policies	SPZ(KN)-P4	Support	Supports the whole of the Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-P4.	Retain SPZ(KN)-P4 as notified.
142.13	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Policies	SPZ(KN)-P5	Support	Supports the whole of the Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-P5.	Retain SPZ(KN)-P5 as notified.
142.14	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Policies	SPZ(KN)-P6	Support	Supports the whole of the Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-P6.	Retain SPZ(KN)-P6 as notified.
142.15	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R1	Support	Supports the whole of the Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R1.	Retain SPZ(KN)-R1 as notified.
142.16	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R2	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R2.	Retain SPZ(KN)-R2 as notified.
142.17	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R3	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R3.	Retain SPZ(KN)-R3 as notified.
142.18	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R4	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R4.	Retain SPZ(KN)-R4 as notified.
142.19	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R5	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R5.	Retain SPZ(KN)-R5 as notified.
142.20	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R6	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R6.	Retain SPZ(KN)-R6 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
142.21	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R7	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R7.	Retain SPZ(KN)-R7 as notified.
142.22	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R8	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R8.	Retain SPZ(KN)-R8 as notified.
142.23	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R9	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R9.	Retain SPZ(KN)-R9 as notified.
142.24	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R10	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R10.	Retain SPZ(KN)-R10 as notified.
142.25	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R11	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R11.	Retain SPZ(KN)-R11 as notified.
142.26	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R12	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R12.	Retain SPZ(KN)-R12 as notified.
142.27	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R13	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R13.	Retain SPZ(KN)-R13 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
142.28	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R14	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R14.	Retain SPZ(KN)-R14 as notified.
142.29	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R15	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R15.	Retain SPZ(KN)-R15 as notified.
142.30	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R16	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R16.	Retain SPZ(KN)-R16 as notified.
142.31	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R17	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R17.	Retain SPZ(KN)-R17 as notified.
142.32	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R18	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R18.	Retain SPZ(KN)-R18 as notified.
142.33	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R19	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R19.	Retain SPZ(KN)-R19 as notified.
142.34	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R20	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R20.	Retain SPZ(KN)-R20 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
142.35	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R21	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R21.	Retain SPZ(KN)-R21 as notified.
142.36	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R22	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R22.	Retain SPZ(KN)-R22 as notified.
142.37	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R23	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R23.	Retain SPZ(KN)-R23 as notified.
142.38	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R24	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-R24.	Retain SPZ(KN)-R24 as notified.
142.39	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Built Form Standards	SPZ(KN)-BFS1	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-BFS1.	Retain SPZ(KN)-BFS1 as notified.
142.40	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Built Form Standards	SPZ(KN)-BFS2	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-BFS2.	Retain SPZ(KN)-BFS2 as notified.
142.41	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Built Form Standards	SPZ(KN)-BFS3	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-BFS3.	Retain SPZ(KN)-BFS3 as notified.
142.42	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Built Form Standards	SPZ(KN)-BFS4	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-BFS4.	Retain SPZ(KN)-BFS4 as notified.
142.43	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Built Form Standards	SPZ(KN)-BFS5	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-BFS5.	Retain SPZ(KN)-BFS5 as notified.
142.44	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Tuahiwi Precinct SPZ(KN)-APP3	PREC1-R1	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including PREC1-R1.	Retain PREC1-R1 as notified.
142.45	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Tuahiwi Precinct SPZ(KN)-APP3	PREC1-R2	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including PREC1-R2.	Retain PREC1-R2 as notified.
142.46	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Built Form Standards – Tuahiwi Precinct SPZ(KN)-APP4	PREC1-BFS1	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including PREC1-BFS1.	Retain PREC1-BFS1 as notified.
142.47	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Large Lot Residential Precinct SPZ(KN)-APP4	PREC2-R1	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including PREC2-R1.	Retain PREC2-R1 as notified.
142.48	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Activity Rules – Large Lot Residential Precinct SPZ(KN)-APP4	PREC2-R2	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including PREC2-R2.	Retain PREC2-R2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
142.49	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Built Form Standards – Large Lot Residential Precinct SPZ(KN)-APP4	PREC2-BFS1	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including PREC2-BFS1.	Retain PREC2-BFS1 as notified.
142.50	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Appendices	SPZ(KN)-APP1	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-APP1 which is important to clearly identify those District-wide matters from which the SPZ(KN) is exempt.	Retain SPZ(KN)-APP1 as notified.
142.51	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Appendices	SPZ(KN)-APP2	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-APP2.	Retain SPZ(KN)-APP2 as notified.
142.52	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Appendices	SPZ(KN)-APP3	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-APP3.	Retain SPZ(KN)-APP3 as notified.
142.53	Te Ngai Tuahuriri Runanga - Tania Wati	KN - Kainga Nohoanga	Appendices	SPZ(KN)-APP4	Support	Supports the whole of Special Purpose Zone - Kainga Nohoanga as notified, including SPZ(KN)-APP4.	Retain SPZ(KN)-APP4 as notified.
143.1	Mark and; Debbie Ogle	Planning Maps	General	General	Oppose	Oppose Large Lot Residential Zone (LLRZ) for Chinnerys Road and Grange View, would prefer rezone to General Residential Zone (GRZ). The area is now surrounded by GRZ properties in Woodend and Ravenswood, and is no longer low density. New properties are visible from property at 95 Chinnerys Road and do not equate to low levels of noise, lighting and traffic. Extra restrictions of LLRZ are unfair when surrounding properties do not have same rule.	Rezone Large Lot Residential Zone at Chinnerys Road and Grange View to General Residential Zone.
144.1	Ken and; Carey Howat	RLZ - Rural Lifestyle Zone	General	General	Oppose	Oppose Rural Lifestyle zoning of the San Dona area and 185 Siena Place in Mandeville and seek rezone to Large Lot Residential Zone. San Dona lot sizes are between 1.0 and 1.5ha and are indistinguishable in appearance from other nearby Large Lot Residential subdivisions and are provided by the Council with 3 waters reticulation, rubbish collection, street lighting and 50km speed limit. Rezoning will support demand for residential land and support the Mandeville sports centre and village precinct through a population increase. Infill housing would result in more tree planting on smaller lots, creating improved plant biodiversity and bird life corridors. Infill development is more environmentally sustainable by not encroaching on farmland. Storm water, waste water and potable water supply concerns expressed by Council can be readily mitigated.	Rezone 185 Siena Place and San Dona area of Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone.
145.1	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	Definitions Nesting Tables	Definitions Nesting Tables	Industrial activity	Amend	It is important that heavy industry is added to the industrial activity nesting table to clearly indicate that heavy industry is a subset of industrial activity, consistent with the General Approach Chapter.	Amend the nesting table for Industrial activity: - Freight Depot - Warehouse and Storage <del>- Heavy Industry</del> - Manufacturing - Light manufacturing and servicing ...
145.2	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	Definitions	Definitions	Definition of heavy industry	Amend	The definition of 'heavy industry' does not cover the full range of natural resources processing and manufacturing activities undertaken at the Daiken plant and needs to be amended to include the nature of each activity. The purpose of the definition is to describe activities of a larger scale, however the trigger of 'discharge beyond the boundary' in (j) unnecessarily implies negative impacts on others. Amend to link to activities that are of a large scale and may require regional consents.	Amend the definition of 'heavy industry':  "means: a. ...; j. any industrial activity <u>of a larger scale and which may require regional discharge consents and ancillary activities</u> <del>involves the discharge of odour or dust beyond the site boundary.</del> "
145.3	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	Definitions	Definitions	Definition of industrial activity	Support	Support the use of the National Planning Standard's definition of 'industrial activity'.	Retain definition of 'industrial activity' as notified.
145.4	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	Definitions	Definitions	Definition of primary production	Support	Support the use of the National Planning Standard definition of 'primary production'.	Retain definition of 'primary production' as notified.
145.5	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	Definitions	Definitions	Definition of reverse sensitivity	Support	The issue of reverse sensitivity is relevant in the context of a large scale industrial activity surrounded by rural zoning.	Retain definition of 'reverse sensitivity' as notified.
145.6	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	Definitions	Definitions	Definition of rural production	Support	Support the use of 'rural production'.	Retain definition of 'rural production' as notified.
145.7	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Support	Support SD-O2.	Retain SD-O2 as notified.
145.8	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Amend	SD-O4 recognises the potential for rural activities to be impacted by "new incompatible sensitive activities" thus recognising the potential for reverse sensitivity issues to arise. This should also extend to the need to protect existing non-rural activities on land currently zoned Business 3 and proposed to be zoned Heavy Industrial which are adjacent to the rural zone or are surrounded by rural zoned land.	Amend SD-O4(2) (or to like effect): "... 2. ensuring that within rural areas the establishment and operation of rural production activities <u>and the continued operation of existing non-rural activities</u> are not limited by new incompatible sensitive activities."
145.9	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Support	Support UFD-O2. The need to ensure there is sufficient capacity for industrial activities to operate and grow can be achieved through enabling the use of zoned land and development to feasibly occur within this land.	Retain UFD-O2 as notified.



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145.10	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Support	Support UFD-P1 as it supports the separation of new residential activity from heavy industrial zones.	Retain UFD-P1 as notified.
145.11	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Amend UFD-P2 to recognise new residential development should not occur close to heavy industrial areas to avoid reverse sensitivity effects and ensure operations can continue for important industrial activities.	Amend UFD-P2(2) by inserting an additional clause (or to like effect) (including subsequent numbering updates): "... <u>g. are located a sufficient distance away from any Heavy Industrial Zone to avoid reverse sensitivity effects; and...</u> "
145.12	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Amend	Amend UFD-P3 to recognise that new residential development should not occur close to heavy industrial areas to avoid reverse sensitivity effects and ensure operations can continue for important industrial activities.	Amend UFD-P3(2) by inserting a new clause: "... <u>f. is located away a sufficient distance aware from any Heavy Industrial Zone to avoid reverse sensitivity effects."</u>
145.13	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Support	Support UFD-P5.	Retain UFD-P5 as notified.
145.14	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Support	Support UFD-P8 as it provides for expansion of existing Industrial Zones.	Retain UFD-P8 as notified.
145.15	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	UFD-P10 recognises the risk of reverse sensitivity impacts on some types of existing activities from new activities. However it also does not recognise the potential reverse sensitivity effects that may arise from residential development in close proximity to activities such as the Daiken operation.	Amend UFD-P10 (or to like effect):  "Within Residential <u>and Rural</u> Zones and new development areas in Rangiora and Kaiapoi: 1. avoid residential activity that has the potential to limit the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone; 2. minimise reverse sensitivity effects on primary production <u>and existing heavy industrial activities</u> from activities within <u>zones</u> or new development areas through setbacks and screening, without compromising the efficient delivery of new development areas."
145.16	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	EI-R40	Support	Support EI-R40 as it enables installation of solar cells within a site for the purpose of generating electricity to use on that site and for supply to up to 20 other sites and distribution of any surplus to the electricity distribution network which is an appropriate encouragement of the use of renewable energy sources.	Retain EI-R40 as notified.
145.17	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	EI-R42	Support	Support EI-R42 but wish to expand the scope of the rule so that solar hot water systems are provided for in the same or similar circumstances as in rule EI-R40.	Amend EI-R42 as follows (or to like effect): "... <u>1. the activity involves the installation, maintenance, upgrading or removal of a solar hot water heating system in the circumstances specified below;</u> <u>2. the hot water generated is either;</u> <u>a. solely for use on a site and ancillary to the principal use of the site; or</u> <u>b. for use on a site and ancillary to the principal use of the site, and also for supply to not more than 20 other sites;</u>  43. if located on the roof of a building in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration), shall comply with the following (as applicable): a. on new buildings, shall comply with the height in relation to boundary requirement for the zone or adjoining zone; or b. if located on an existing building in or adjoining a zone in (1) above that already breaches the applicable height in relation to boundary requirement, the solar hot water system may also breach it; or c. if located on an existing building in or adjoining a zone in (1) above that does not breach the applicable height in relation to boundary requirement, the solar hot water system shall also not breach it; and 24. new installations shall not involve alteration to a building with heritage values."

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145.18	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R45	Amend	Amend EI-R45 so that it does not apply to Daiken New Zealand Limited's current site as it is not connected to a public water supply, wastewater or stormwater system and is fully self-contained in those regards (through consented management, treatment and disposal systems) and it would be inappropriate and unnecessary to require any new building at the site to connect to a public wastewater system or go through a consent path to not need to connect, particularly given that public systems are not available where the site is located.	Amend EI-R45 as follows or to like effect: "... ii. a public wastewater system; <u>except that this rule shall not apply to the HIZ located between Upper and Lower Sefton Roads.</u> ... 2. any new building, other than an accessory building with a floor area of 10m <sup>2</sup> or less: a. when located in Residential Zones, Commercial and Mixed Use Zones, Industrial Zones or Special Purpose Zones (other than the Special Purpose Zone (Kāinga Nohoanga)), shall be connected to reticulated stormwater infrastructure <u>except that this rule shall not apply to the HIZ located between Upper and Lower Sefton Roads; and...</u> "
145.19	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HS - Matu morearea - Hazardous substances	Objectives	HS-O2	Support	HS-O2 recognises the potential for reverse sensitivity impacts on sites holding hazardous substances.	Retain HS-O2 as notified.
145.20	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HS - Matu morearea - Hazardous substances	Policies	HS-P2	Support	HS-P2 recognises the potential for reverse sensitivity impacts on sites holding hazardous substances and needs to be retained.	Retain HS-P2 as notified.
145.21	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Amend	Ensure that subdivision within Rural Lifestyle Zone that is in close proximity to the Heavy Industrial Zone (Daiken site) considers and controls reverse sensitivity effects on this existing activity. This will provide consistency with the approach applied to other similar issues, and give effect to the submitter's requested relief sought to UFD-P10.	Amend SUB-P1:  "Enable subdivision that: 1. within Residential Zones, incorporates best practice urban design, access to open space, and CPTED principles; 2. minimises reverse sensitivity effects on infrastructure <u>and existing heavy industrial activities</u> including through the use of setbacks; 3. avoids subdivision that restricts the operation, maintenance, upgrading and development of the National Grid; 4. recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and 5. supports the character, amenity values, form and function for the relevant zone."
145.22	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	SUB - Wawahia whenua - Subdivision	Activity Rules	General	Support	Ensure that subdivision within Rural Lifestyle Zone that is in close proximity to the Heavy Industrial Zone (Daiken site) considers and controls reverse sensitivity effects on this existing activity. This will provide consistency with the approach applied to other similar issues.	Insert additional rule:  " <u>SUB-R9 Subdivision close to Heavy Industry Rural Zones</u> <u>Activity status: RDIS</u> <u>Where:</u> <u>1. a building platform is identified on a proposed subdivision plan, that is located within the Noise Contour for Timber Processing/HIZ Processing Noise Contour, or within 200m of the HIZ located between Upper and Lower Sefton Roads, and</u> <u>2. SUB-S1 to SUB-S18 are met.</u> <u>Matters of discretion are restricted to:</u> <u>Matters of control/discretion listed in SUB-R2</u> <u>SUB-MCD14 – Effects on or from Heavy Industry</u> <u>Activity status when compliance not achieved: as set out in the relevant subdivision standards</u> <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified to the owner/occupier of the HIZ located between Upper and Lower Sefton Roads, absent its written approval.</u> Insert additional matter of control/discretion: <u>SUB-MCD14 Effects on or from Heavy Industry</u> <u>1. The extent to which the subdivision allows for development of sensitive activities in close proximity to existing industrial activity and the potential for this to lead to reverse sensitivity effects.</u> <u>2. The extent to which potential adverse effects (including noise, visual and reverse sensitivity effects) are avoided or mitigated through the proposal."</u>
145.23	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	EW - Ketuketu whenua - Earthworks	Introduction	Introduction	Amend	The Earthworks Chapter Introduction does not refer to the full range of activities requiring earthworks.	Amend Earthworks Chapter Introduction:  "This chapter provides for and manages earthworks across the District and recognises that earthworks are an integral part of the use and development of land for residential activities, <u>industrial</u> , rural and commercial activities at a variety of scales. ..."
145.24	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	NOISE - Te orooro - Noise	Objectives	NOISE-O2	Amend	NOISE-O2 recognises the potential for reverse sensitivity effects on existing activities and needs to be retained. It references 'identified existing activities' but does not define this term, list or clarify what activities are meant by this, or link this to subsequent policies or rules.	Retain NOISE-O2 but amend to explain what 'identified existing activities' include, or alternatively provide a policy.

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145.25	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	NOISE - Te orooro - Noise	Policies	General	Neutral	Note that there are policies for reverse sensitivity effects on the Airport and Airfield, but not 'identified existing activities' more broadly. Seek additional policy that recognises the potential for reverse sensitivity effects on major existing activities, such as those undertaken on the Daiken site. This can most simply be related to the noise contours associated with the Heavy Industrial Zone.	Insert additional policy:  "NOISE-P6 Existing Activities <u>Avoid the development of noise sensitive activities in the Rural Lifestyle Zone within any noise contour associated with a Heavy Industrial Zone or in close proximity to the existing processing plant located between Upper and Lower Sefton Roads.</u> "
145.26	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	NOISE - Te orooro - Noise	Activity Rules	NOISE-R1	Amend	Amend NOISE-R1 to better recognise the activity established and reflect noise contours considered acceptable based on expert acoustic advice. The agreed noise contour was to apply the day and night noise standards and cover the notional boundary approach, rather than separating the two matters. NOISE-R1 is not achievable within the operational and functional constraints of the site and operation. Reference to 'timber processing' is an unnecessarily limiting term to describe the processing on the site.	Amend NOISE-R1:  "NOISE-R1 Timber <del>p</del> HIZ Processing and ancillary activities Heavy Industrial Zone <u>located between Upper and Lower Sefton Roads</u> Activity status: PER Where: 1. noise generated within the Timber <del>H</del> IHZ Processing Noise Contour, as shown on the planning map, shall <u>not exceed the following standards</u> : <del>a. not exceed 45 dB LAeq outside the Timber Processing Noise Contour and shall otherwise comply with Table NOISE-2; and</del> <del>b. not exceed the following standards at or within the notional boundary of the residential unit located at 126 Beatties Road:</del> i. 7:00am-7:00pm Monday to Saturday 55 dB LAeq. ii. 9:00am-7:00pm Sundays and Public Holidays 55 dB LAeq. iii. All other times 45 dB LAeq. iv. 10:00pm-7:00am on any day 75 dB LAF(max)."
145.27	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	NOISE - Te orooro - Noise	Activity Rules	Table NOISE-2	Amend	Table NOISE-2 should not apply to the activity referred to in NOISE-R1 as that is linked to the noise contours for the site, not at the boundary of the site.	Amend Table NOISE-2:  "Heavy Industrial Zone <u>except as provided for in NOISE-R1</u> "
145.28	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P6	Support	RURZ-P6 recognises existing large-scale industrial activities outside of urban environments that are well established and this is particularly relevant to the long established Daiken operation. The policy also notes the need to recognise the existing environmental effects of such activities and this acknowledgment is appropriate and necessary to support such an important business.	Retain RURZ-P6 as notified.
145.29	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P8	Amend	RURZ-P8 recognises the risk of reverse sensitivity effects of new activities establishing in rural zones close to existing activities. Given the significant contribution of the Daiken site to the district it is important to protect it from reverse sensitivity, however, as currently worded it provides no protection and needs to be amended to include heavy industrial zones.	Amend RURZ-P8: "... 1. avoiding the establishment of any new sensitive activity near existing intensive indoor primary production activities, intensive outdoor primary production activities, waste management facilities, quarrying activities, mining activities, <u>heavy industrial zones</u> and rural industry in circumstances where the new sensitive activity may compromise the operation of the existing activities; 2. managing the establishment of new sensitive activities near other primary production activities; 3. ensuring adequate separation distances between existing sensitive activities and <u>existing or</u> new intensive indoor primary production activities, intensive outdoor primary production activities, quarrying activities, mining, <u>heavy industrial zones</u> and rural industry..."
145.30	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R3	Support	Supports a minimum site area of 4ha per residential unit in the Rural Lifestyle Zone generally as to protect existing activities from reverse sensitivity effects, it is important to control density in rural areas surrounding the Heavy Industrial Zone.	Retain RLZ-R3 as notified.
145.31	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R3	Amend	To give effect to RURZ-P6 and P8, it is necessary to ensure that new residential units are not established close to Heavy Industrial Zones, risking reverse sensitivity effects. The addition of a 'buffer' clause within RLZ-R3 will enable control of the immediately surrounding area and manage expectations of those who may not be aware of the existing environment. Considers it necessary to retain 4ha minimum and avoid higher density development.	Amend RLZ-R3: "... <u>6. the residential unit is located outside the HIZ Processing Noise Contour and/or at least 200m from the boundary of any Heavy Industrial Zone.</u> (including associated numbering updates) ... Activity status when compliance with RLZ-R3 (1), RLZR3 (2)(a), RLZ-R3 (3), RLZ-R3 (4), or RLZ-R3 (5) <u>or RLZ-R3(6)</u> not achieved: NC"
145.32	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R4	Amend	To give effect to RURZ-P6 and P8, it is necessary to ensure that new residential units are not established close to Heavy Industrial Zones, risking reverse sensitivity effects. The addition of a 'buffer' clause within RLZ-R4 will enable control of the immediately surrounding area and manage expectations of those who may not be aware of the existing environment. Considers it necessary to retain 4ha minimum and avoid higher density development.	Amend RLZ-R4: "... <u>6. the residential unit is located outside the HIZ Processing Noise Contour and/or at least 200m from the boundary of the Heavy Industrial Zone.</u> " (including associated numbering updates)

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145.33	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	INZ - General Objectives and Policies for all Industrial Zones	Introduction	Introduction	Amend	The Introduction to the General Objectives and Policies for all Industrial Zones does not recognise that some industrial activities are long standing in the District, nor does it adequately recognise the significant contribution that some key industries play.	Amend the General Objectives and Policies for all Industrial Zones introduction: "... The quantum and distribution of industrial activity plays a key role in the form, identity and growth of <u>district as a whole and</u> urban areas and is vital to the effective and efficient functioning of communities through providing employment, and access to trade and yard-based goods and industrial services. The District Plan <u>recognises existing industrial activity and</u> manages <u>new</u> industrial activities to ensure: - appropriate activities establish in the industrial zones that are of a similar nature, be they light industrial, general industrial or heavy industrial; - industrial activities integrate with infrastructure <u>where available</u> and do not undermine existing commercial centres; and - they avoid more than minor adverse environmental effects and manage all other effects. ..."
145.34	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	INZ - General Objectives and Policies for all Industrial Zones	Objectives	INZ-O1	Support	Support INZ-O1 as it is important to provide recognition of the role and importance of industrial zones and the activities operating within them.	Retain INZ-O1 as notified.
145.35	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	INZ - General Objectives and Policies for all Industrial Zones	Objectives	INZ-O2	Support	Support INZ-O2 as is important to provide recognition of the role and importance of industrial zones and the activities operating within them.	Retain INZ-O2 as notified.
145.36	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	INZ - General Objectives and Policies for all Industrial Zones	Objectives	INZ-O3	Amend	INZ-O3 recognises the need to manage effects of industrial activities, however states that all effects will be managed either within the zone or at the interface with non-industrial zones. This is not the case for the Daiken site which has noise contours extending beyond the zone to recognise the existing situation where much of the plant is located near the edge of the zone. Amend to recognise this provision and to allow for effects to extend beyond the zone interface in specific circumstances.	Amend INZ-O3: "... 2. at the interface with non-industrial zones or at other locations as otherwise <u>provided for in the rules</u> , to achieve the anticipated amenity values for those adjacent zones."
145.37	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	INZ - General Objectives and Policies for all Industrial Zones	Policies	INZ-P1	Amend	INZ-P1 sets out what is anticipated in each of the industrial zones, however it does not specify the anticipated uses of the Heavy Industrial Zone (HIZ). Further it states what activities are anticipated outside of the HIZ (which is contradicted in rules for the zone). While the policy is not exclusive, it is important for clarity in the use of the plan that a description of the intended scope of the HIZ is specified.	Amend INZ-P1: "... <u>7. a range of heavy industrial activities generating larger scale effects within Heavy Industrial Zones, and ancillary activities.</u> " Or amend to like effect.
145.38	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	INZ - General Objectives and Policies for all Industrial Zones	Policies	INZ-P4	Support	It is important that the existing industrial zones are enabled to operate appropriately and provide for industrial activities to expand.	Retain INZ-P4 as notified.
145.39	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	INZ - General Objectives and Policies for all Industrial Zones	Policies	INZ-P6	Amend	INZ-P6 recognises the need to manage effects of industrial activities, however states that all effects will be managed at the interface with non-industrial zones. This is not the case for the Daiken site which has noise contours extending beyond the zone to recognise the existing situation where much of the plant is located near the edge of the zone. This is not able to be retrospectively altered. Amend to allow for effects to extend beyond the zone interface in specific circumstances. Also retain recognition that amenity values may be lower close to heavy industrial zones.	Amend INZ-P6: "... 2. at the interface with adjacent non-industrial zones <u>or at other locations as otherwise provided for in the rules</u> , so that the amenity values of those adjacent zones are maintained or enhanced, recognising that amenity values may be lower than that experienced in zones that are not close to industrial activities."
145.40	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Objectives	HIZ-O1	Amend	Support HIZ-O1 enabling heavy industrial activities. However the wording of the policy needs amending to provide greater clarity of intent. Needs to be clear that management of adverse effects is to provide an acceptable level of amenity within other zones, that fits the anticipated uses and outcomes for that neighbouring zone. Expectations will differ depending on the nature of the zone and it should not be assumed that the neighbouring zone will be sensitive to the industrial activity. In some cases the effects of activities in the Heavy Industrial Zone do not need to be managed at the interface and rules need to provide for the control of effects at distances beyond the zone boundary – such as a noise contour extending into adjoining land to recognise existing use.	Amend HIZ-O1:  "Heavy industrial activities are enabled, where the adverse effects of these activities <del>on adjacent non-heavy industrial zones</del> are managed <del>at the interface</del> to provide an acceptable level of amenity in <del>of these more sensitive</del> <u>within other</u> zones."
145.41	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Policies	HIZ-P1	Amend	Support recognition of heavy industrial activities and the obligation to avoid, remedy and mitigate the effects of activities on the environment. Acknowledge and support the recognition of potential reverse sensitivity effects. However, the current wording is not sufficiently specific, includes value laden terminology, and does not adequately recognise the significant constraints which new sensitive activities could have on the continued operation of industrial activities. Amend to provide greater clarity of intent.	Amend HIZ-P1:  "Recognise and provide for heavy industrial activities that generate <del>potentially significant and a range of intermittent and</del> continuous effects, including relatively high levels of noise, odour, heavy traffic movements, and the presence of significant amounts of hazardous substances amenity related adverse effects, <u>which may require</u> <del>necessitating</del> separation from more sensitive activities and the consideration of reverse sensitivity management."

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145.42	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R1	Support	Support the provision for construction, alterations and additions as a permitted activity within the Heavy Industrial Zone.	Retain HIZ-R1 as notified.
145.43	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R2	Support	Support the provision for industrial activities as a permitted activity within the Heavy Industrial Zone.	Retain HIZ-R2 as notified.
145.44	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R3	Support	Support the provision for trade suppliers as a permitted activity within the Heavy Industrial Zone.	Retain HIZ-R3 as notified.
145.45	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R4	Support	Support provision for yard based activity as a permitted activity within the Heavy Industrial Zone.	Retain HIZ-R4 as notified.
145.46	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R5	Support	Support provision for service stations as a permitted activity within the Heavy Industrial Zone.	Retain HIZ-R5 as notified.
145.47	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R6	Support	Support provision for parking activities as a permitted activity within the Heavy Industrial Zone.	Retain HIZ-R6 as notified.
145.48	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R7	Support	Support provision for 'heavy industrial' activities within the Heavy Industrial Zone.	Retain HIZ-R7 as notified.
145.49	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R8	Support	Support provision for food and beverage activities within the Heavy Industrial Zone.	Retain HIZ-R8 as notified.
145.50	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R9	Support	Support provision for ancillary retail activities within the Heavy Industrial Zone.	Retain HIZ-R9 as notified.
145.51	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R10	Amend	Support provision for 'ancillary offices' as a permitted activity in the Heavy Industrial Zone noting the necessity for office facilities to support heavy industrial activity. However the scale of office space provided for does not recognise the nature of activities established on the Daiken site, the scale of the site nor the impracticability of distributing offices within various buildings. Further the Daiken site comprises land held in a number of certificates of title and over a substantial area. It is impractical to require any ancillary offices to be located on the same site as the primary activity permitted within the zone, and unnecessary to limit the area of office activity when it is ancillary to the industrial activity and does not provide for independent office activity that could undermine the intent of the zone.	Amend HIZ-R10: "... 2. it is located on the same site as the primary activity which is permitted in the zone <u>except that these rules do not apply to the HIZ located between Upper and Lower Sefton Roads.</u> "
145.52	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R12	Support	Support controlled status of land based sewage disposal and /or wastewater disposal, and/or treatment areas for sewage or wastewater, including oxidation ponds. Note the majority of the wastewater associated with the Daiken operation is water/sap squeezed out of the untreated chip which has Canterbury Regional Council consents to treat / store / and irrigate onto adjacent land. Note this is the same rule that applies to the Business 3 Zone under the Operative District Plan.	Retain HIZ-R12 as notified.
145.53	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	General	Amend	A large part of the Daiken site is used for primary production as part of the rural use of the land when it is not being relied upon for wastewater disposal by irrigation. The use of Heavy Industrial Zone land for rural activities is not permitted despite this being an existing use of the land, and would be appropriate to explicitly recognise and provide for this established activity.	Insert a new rule as HIZ-R12: " <u>HIZ-R12 Primary Production</u> <u>Activity status: PER</u> <u>Activity status when compliance not achieved: N/A</u> "
145.54	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R16	Support	Support non-complying activity status of HIZ-R16 to control potential reverse sensitivity effects.	Retain HIZ-R16 as notified,
145.55	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R17	Support	Support non-complying activity status for HIZ-R17 to control potential reverse sensitivity effects.	Retain HIZ-R17 as notified.
145.56	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R19	Support	Support non-complying activity status of HIZ-R19 to control potential reverse sensitivity effects.	Retain HIZ-R19 as notified.
145.57	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R20	Support	Support non-complying activity status of HIZ-R20 to control potential reverse sensitivity effects.	Retain HIZ-R20 as notified.
145.58	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Built Form Standards	HIZ-BFS1	Amend	Support necessity of controlling building height but HIZ-BFS1 is unreasonable and inappropriate given the scale of the existing Daiken facility and necessity for large scale buildings to operate the established activity. The current structures are up to 38m and limiting buildings to 25m could impact future ability to operate. Prior to the Proposed District Plan being notified, Council indicated support for a 45m height limit on this site to protect its operational ability which submitter maintains is appropriate.	Amend HIZ-BFS1: "... 2. The maximum height of any chimney or support structure shall be 40m, <u>except that the maximum height for any building or structure applying to the HIZ located between Upper and Lower Sefton Roads shall be 45m.</u> "

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145.59	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Built Form Standards	HIZ-BFS2	Support	Comfortable with HIZ-BFS2. The Daiken site has been established for a number of years, and activities have been established in close proximity to the road boundaries, however the proposed rules would not impact on existing activities. It is not necessary or appropriate (given the nature of activities undertaken on the site and the operational requirements) to require a 2m landscape strip along all site boundaries if the buildings on the site were to alter in the future, given the scale of the site and the use of the majority of the site for rural activities.	Retain HIZ-BFS2 as notified.
145.60	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Built Form Standards	HIZ-BFS3	Support	Comfortable with HIZ-BFS3. The Daiken site has been established for a number of years, and activities have been established in close proximity to the road boundaries, however the proposed rules would not impact on existing activities. It is not necessary or appropriate (given the nature of activities undertaken on the site and the operational requirements) to require a 2m landscape strip along all site boundaries if the buildings on the site were to alter in the future, given the scale of the site and the use of the majority of the site for rural activities.	Retain HIZ-BFS3 as notified.
145.61	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Built Form Standards	HIZ-BFS4	Support	Comfortable with HIZ-BFS4. The Daiken site has been established for a number of years, and activities have been established in close proximity to the road boundaries, however the proposed rules would not impact on existing activities. It is not necessary or appropriate (given the nature of activities undertaken on the site and the operational requirements) to require a 2m landscape strip along all site boundaries if the buildings on the site were to alter in the future, given the scale of the site and the use of the majority of the site for rural activities.	Retain HIZ-BFS4 as notified.
145.62	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Built Form Standards	HIZ-BFS5	Support	Comfortable with HIZ-BFS5. The Daiken site has been established for a number of years, and activities have been established in close proximity to the road boundaries, however the proposed rules would not impact on existing activities. It is not necessary or appropriate (given the nature of activities undertaken on the site and the operational requirements) to require a 2m landscape strip along all site boundaries if the buildings on the site were to alter in the future, given the scale of the site and the use of the majority of the site for rural activities.	Retain HIZ-BFS5 as notified.
145.63	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	HIZ - Heavy Industrial Zone	Built Form Standards	HIZ-BFS7	Support	Comfortable with HIZ-BFS2. The Daiken site has been established for a number of years, and activities have been established in close proximity to the road boundaries, however the proposed rules would not impact on existing activities. It is not necessary or appropriate (given the nature of activities undertaken on the site and the operational requirements) to require a 2m landscape strip along all site boundaries if the buildings on the site were to alter in the future, given the scale of the site and the use of the majority of the site for rural activities.	Retain HIZ-BFS7 as notified.
145.64	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	Planning Maps	General	General	Support	Support zoning of the Daiken site as Heavy Industrial Zone as this recognises the established activity, and provides for ongoing operation and growth of the existing facility and associated activities.	Retain zoning of the Daiken site as Heavy Industrial Zone.
145.65	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	Planning Maps	General	General	Support	Recognise the zoning applied to the residential activities in and around the Ashley township in providing certainty, however notes it would not be appropriate to extend residential zoning any further to the east towards the Heavy Industrial Zone.	Retain the zonings applied to the Ashley Township as notified.
145.66	Boffa Miskell - Stephanie Styles - on behalf of Daiken New Zealand Limited	Planning Maps	General	General	Support	Acknowledges the specific noise contour that recognises the Daiken site's established use and operational and functional needs.	Retain the noise contour for timber processing as notified but rename 'HIZ Processing Noise Contour'.
146.1	OXFORD A and P ASSOCIATION - C/- Secretary, Christine Roberts	GRZ – General Residential Zone	Activity Rules	GRZ-R18	Oppose	Oppose wording of GRZ-R18 Oxford A&P Showground activities. Note the Oxford Showgrounds are privately owned.	Recognise private ownership of showgrounds for community organisations and events. GRZ-R18 would restrict community activities as written. Amend to allow existing activities and recreation to continue as no complaints received and care and duty undertaken by the organisation.  Amend GRZ-R18: "Where: 1. the activities on the site are: a. <del>an annual</del> A&P Shows <u>and</u> events; b. recreation activities; c. equestrian and ancillary activities and facilities; d. community facility; e. community market; f. motor vehicle display events; and g. dog agility and training. <u>h. education institutions sports and activities</u> <u>g.i. evening activities under lights"</u>



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
146.2	OXFORD A and P ASSOCIATION - C/- Secretary, Christine Roberts	Definitions	Definitions	Definition of equestrian and ancillary activities and facilities	Amend	Recognise private ownership and community use of Oxford A&P Showgrounds and allow ongoing activities and recreation as undertaken without concern or complaint for past 117 years with care and duty by the organisation at all times. Proposed District Plan wording restricts ongoing activities.	Amend definition of 'equestrian and ancillary activities and facilities':  "means the use of land and buildings for training, exercising, riding or showing of horses for recreational or competitive purposes, and may include (but is not necessarily limited to) <u>and whether a charge is made for admission or participation or not.</u> ... f. <u>short term grazing of horses (horses arrive for shows 2-3 days prior to an event) e.h. the use of land and buildings for keeping, grazing, training and exercising of horses where this is ancillary to residential activity on the same site.</u> but excludes: f. <del>major sports facility; (any event that can be accommodated should be allowed on private property)</del> g. <del>the grazing of horses on District Council land;</del> h.f. <del>the use of land and buildings for keeping, grazing, training and exercising of horses where this is ancillary to residential activity on the same site. (Dressage Arena is available for public use)"</del>
146.3	OXFORD A and P ASSOCIATION - C/- Secretary, Christine Roberts	Definitions	Definitions	Definition of community facility	Amend	Recognise private ownership and community use of Oxford A&P Showgrounds and allow ongoing activities and recreation as undertaken without concern or complaint for past 117 years with care and duty by the organisation at all times. District Plan wording restricts ongoing activities.	Amend definition of 'community facility':  "means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility. <u>and whether a charge is made for admission or participation or not.</u> "
146.4	OXFORD A and P ASSOCIATION - C/- Secretary, Christine Roberts	Definitions	Definitions	Definition of community market	Amend	Recognise private ownership and community use of Oxford A&P Showgrounds and allow ongoing activities and recreation as undertaken without concern or complaint for past 117 years with care and duty by the organisation at all times. District Plan wording restricts ongoing activities.	Amend the definition of 'community market' :  "means a regular and ongoing market with multiple vendors using moveable buildings or structures. It excludes retail activity ancillary to a permanent activity on the same site. <u>and whether a charge is made for admission or participation or not.</u> "
147.1	Kaiapoi-Tuahiwi Community Board - Kaye Rabe	General	General	General	Neutral	Concerned that new development areas are inadequate to cope with the projected growth of the District. Based on current levels of consenting there appears to be only approximately five to seven years of capacity.	Not specified.
147.2	Kaiapoi-Tuahiwi Community Board - Kaye Rabe	TRAN - Ranga waka - Transport	General	General	Amend	Provision for integrated development of housing and transport infrastructure over the next 30 years is not reflected in the Proposed District Plan and does not include sufficient designations for Mass Rapid Transit (MRT) as required in the National Energy Strategy – Urban Development.	Not specified.
147.3	Kaiapoi-Tuahiwi Community Board - Kaye Rabe	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	General	General	Support	Supports the provisions in the Ecosystems and Indigenous Biodiversity section and considers identification of the District's outstanding natural landscape and features important.	Not specified.
147.4	Kaiapoi-Tuahiwi Community Board - Kaye Rabe	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	General	General	Support	Supports the Activities on the Surface of Water section. It is important to the continued successful commercial activity at the Kaiapoi wharf. Requests provision for activities such as the proposed Aqua Park in Kaiapoi.	Provide for activities such as the proposed Aqua Park in Kaiapoi.
147.5	Kaiapoi-Tuahiwi Community Board - Kaye Rabe	NH - Matepa mahorahora - Natural hazards	General	General	Amend	Support Natural Hazards certification provisions but floor level requirements should apply to other brownfield areas such as Southbrook, and protecting existing dwellings.	Support the Natural Hazard provisions, but should be extended to include brownfield sites in Southbrook.
147.6	Kaiapoi-Tuahiwi Community Board - Kaye Rabe	HH - Taonga o onamata - Historic heritage	General	General	Support	Supports the chapter, however disappointed in the small number of heritage sites listed and suggests inclusion of other historic or cultural items of interest.	Seeks listing of additional historic or cultural items of interest.
147.7	Kaiapoi-Tuahiwi Community Board - Kaye Rabe	GRZ – General Residential Zone	General	General	Amend	There may be significant future changes to the Proposed District Plan due to the Government's intentions for high density living.	The General Residential Zone (GRZ) should be reduced to 400m <sup>2</sup> for higher density in existing towns.
147.8	Kaiapoi-Tuahiwi Community Board - Kaye Rabe	LLRZ - Large Lot Residential Zone	General	General	Amend	There may be significant future changes to the Proposed District Plan due to the Government's intentions for high density living.	For the Large Lot Residential: isolating these lots would adversely affect future transport networks and should be located adjacent to existing villages and subdivisions.
147.9	Kaiapoi-Tuahiwi Community Board - Kaye Rabe	GRUZ - General Rural Zone	General	General	Support	Support proposal to protect rural and agriculture providing a minimum of 20ha for the General Rural Zone.	Supports the provision of a minimum of 20ha for the General Rural Zone.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
147.10	Kaiapoi-Tuahiwi Community Board Kaye Rabe	RLZ - Rural Lifestyle Zone	General	General	Amend	Amend 4ha minimum size for the Rural Lifestyle Zone (RLZ). Allowing more than one dwelling on sites in the RLZ could encourage intergenerational living which is important opportunity for an aging population to stay in home environment longer assisted by families.	People wanting a rural lifestyle do not want 4ha and 1ha minimum is a more efficient use of land. Allow more than one dwelling on lots in the Rural Lifestyle Zone.
147.11	Kaiapoi-Tuahiwi Community Board Kaye Rabe	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	General	General	Support	Generally support the changes made in regards to business.	Not specified.
147.12	Kaiapoi-Tuahiwi Community Board Kaye Rabe	KN - Kainga Nohoanga	General	General	Neutral	Concern insufficient provision has been made for safe pedestrian and cycle access in the Special Purposes Zones - Kainga Nohoanga Zone.	Not specified.
147.13	Kaiapoi-Tuahiwi Community Board Kaye Rabe	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	General	General	Support	Supports the provisions in the Natural Character of Freshwater Bodies section.	Retain Natural Character of Freshwater Bodies section as notified.
147.14	Kaiapoi-Tuahiwi Community Board Kaye Rabe	NFL - Ahuatanga o te whenua - Natural features and landscapes	General	General	Support	Supports the provisions in the Natural Features and Landscape section and believes that it is important to identify outstanding natural landscape and features within the district.	Retain Natural Features and Landscape section as notified.
147.15	Kaiapoi-Tuahiwi Community Board Kaye Rabe	PA - Tomonga marea - Public access	General	General	Support	Supports the provisions in the Public Access section.	Retain Public Access section as notified.
147.16	Kaiapoi-Tuahiwi Community Board Kaye Rabe	CE - Te taiao o te takutai moana - Coastal environment	General	General	Support	Supports the provisions in the Coastal Environment section.	Retain Coastal Environment section as notified.
147.17	Kaiapoi-Tuahiwi Community Board Kaye Rabe	EW - Ketuketu whenua - Earthworks	General	General	Support	Supports provisions in General District Wide Matters.	Not specified.
147.18	Kaiapoi-Tuahiwi Community Board Kaye Rabe	LIGHT - Turamarama - Light	General	General	Support	Supports provisions in General District Wide Matters.	Not specified.
147.19	Kaiapoi-Tuahiwi Community Board Kaye Rabe	NOISE - Te orooro - Noise	General	General	Support	Supports provisions in General District Wide Matters.	Not specified.
147.20	Kaiapoi-Tuahiwi Community Board Kaye Rabe	SIGN - Nga tohu - Signs	General	General	Support	Support Signs provisions.	Retain Signs provisions as notified.
147.21	Kaiapoi-Tuahiwi Community Board Kaye Rabe	TEMP - Nga mahi taupua - Temporary activities	General	General	Support	Support General District Wide Matters provisions.	Support General District Wide Matters provisions as notified.
147.22	Kaiapoi-Tuahiwi Community Board Kaye Rabe	FC - Koha putea - Financial Contributions	General	General	Support	Supports the provisions in the Financial Contributions section.	Not specified
147.23	Kaiapoi-Tuahiwi Community Board Kaye Rabe	General	General	General	Neutral	Seek that the Pines and Kairaki Beaches communities be treated fairly in any transition from the coastline with sea level rise.	Seek that the Pines and Kairaki Beaches communities be treated fairly in any transition from the coastline with sea level rise.
147.25	Kaiapoi-Tuahiwi Community Board Kaye Rabe	NCZ - Neighbourhood Centre Zone	General	General	Support	Generally support the changes made in regards to business.	Not specified.
147.26	Kaiapoi-Tuahiwi Community Board Kaye Rabe	LCZ - Local Centre Zone	General	General	Support	Generally support changes made in regards to business.	Not specified.
147.27	Kaiapoi-Tuahiwi Community Board Kaye Rabe	LFRZ - Large Format Retail Zone	General	General	Support	Generally support changes made in regards to business.	Not specified.
147.28	Kaiapoi-Tuahiwi Community Board Kaye Rabe	MUZ - Mixed Use Zone	General	General	Support	Generally support changes made in regards to business.	Not specified.
147.29	Kaiapoi-Tuahiwi Community Board Kaye Rabe	TCZ - Town Centre Zone	General	General	Support	Generally support changes made in regards to business.	Not specified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
147.30	Kaiapoi-Tuahiwi Community Board Kaye Rabe	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	General	General	Support	Generally support changes made in regards to business.	Not specified.
148.1	Rangiora-Ashley Community Board - Kaye Rabe	TRAN - Ranga waka - Transport	General	General	Support	Supports the general provisions as set out, especially the new rules, standards and definition section.	General support for Transport provisions.
148.2	Rangiora-Ashley Community Board - Kaye Rabe	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	General	General	Support	Support protection of ecosystems and indigenous biodiversity and consider it important to identify Outstanding Natural Landscapes and Features.	Not specified.
148.3	Rangiora-Ashley Community Board - Kaye Rabe	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	General	General	Support	Support provisions made to allow recreational activities such as kayaking, rafting and jet boating on major waterways such as the Waimakariri River. It is important to protect recreation use on our major waterways and rivers so all can enjoy them	Support provisions to allow recreational activities such as kayaking, rafting and jet boating on major waterways such as the Waimakariri River.
148.4	Rangiora-Ashley Community Board - Kaye Rabe	NH - Matepa mahorahora - Natural hazards	General	General	Support	Support proposed natural hazards provisions.	Support proposed natural hazards provisions.
148.5	Rangiora-Ashley Community Board - Kaye Rabe	HH - Taonga o onamata - Historic heritage	General	General	Support	Supports the Historic Heritage Chapter and considers it important to protect historic and cultural areas of interest.	Not specified.
148.6	Rangiora-Ashley Community Board - Kaye Rabe	LLRZ - Large Lot Residential Zone	General	General	Amend	The Proposed District Plan may have significant future amendment in response to government intentions for high density living. Isolating the Large Lot Residential Zone would adversely affect future transport networks and other services and the zone should be located adjacent to existing villages and subdivision.	Amend to locate Large Lot Residential Zone adjacent to existing villages and subdivisions.
148.7	Rangiora-Ashley Community Board - Kaye Rabe	RLZ - Rural Lifestyle Zone	General	General	Oppose	Opposes provisions to allow 4ha blocks in the eastern part of the District on heavier and largely better soils, and not on the lighter western areas. This is inequitable for land owners in different parts of the district. The Rural Lifestyle Zone 4ha minimum is inefficient and wasteful of viable agricultural land. People wanting rural lifestyle do not want 4ha and 1-1.5ha near services would be more efficient land use protecting rural land for farming/agricultural. Oppose good quality land subdivided into uneconomic/unsustainable blocks, adversely affecting pollution and rural amenity. 4ha block ownership between three to four years which is not viable for the future. Some 4ha blocks should be available for people who can manage a lifestyle block. Request smaller lifestyle blocks, both 4ha and smaller, near existing services, reducing multiple septic tanks and ground water contamination with resulting cleaner option especially consistent with three waters reform.	Request 1 to 1.5ha blocks near services in Rural Lifestyle Zone as people do not want 4ha for rural lifestyle, and this would be more efficient use of land, protect rural land for agriculture and reduce multiple septic tanks and ground water contamination resulting in a cleaner option consistent with three waters reform.
148.8	Rangiora-Ashley Community Board - Kaye Rabe	General	General	General	Support	Supports the protection special purpose zones offer into the future.	Not specified.
148.9	Rangiora-Ashley Community Board - Kaye Rabe	HOS - Hospital	General	General	Support	Support protection of Special Purpose Zone - Hospital in Oxford and Rangiora as this important for ageing populations.	Further information regarding the protection of hospital/medical zones.
148.10	Rangiora-Ashley Community Board - Kaye Rabe	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	General	General	Support	Support provisions to allow recreational activities such as kayaking, rafting and jet boating on major waterways such as the Waimakariri River. It is important to protect recreation use on our major waterways and rivers so all can enjoy them	Support provisions to allow recreational activities such as kayaking, rafting and jet boating on major waterways such as the Waimakariri River.
148.11	Rangiora-Ashley Community Board - Kaye Rabe	GRUZ - General Rural Zone	General	General	Oppose	Opposes 20ha restriction as insufficient for effective and economic farming. These were introduced in the 1970's for 'lifestylers' and were unsuccessful with results shown around the District, particularly on light stony soils. Amenity decreased and fire hazard from long grass in summer. 4ha was introduced as 'economic units', but many failed and bonds used to ensure compliance and mitigate damage, but this was insufficient and not effective. It would now be impossible to intensive farm on these lots because of nitrate, water and irrigation rules and effluent disposal regulations.	Oppose 20ha subdivision limit in the General Rural Zone as the size is too small to be economic given water and nitrate restrictions.
148.13	Rangiora-Ashley Community Board - Kaye Rabe	NCZ - Neighbourhood Centre Zone	General	General	Support	Supports the new zone definitions and proposed rezoning of small commercial areas within residential zones to Neighbourhood Centre Zones. Supports definitions of industrial zones including large retail in Southbrook and the mixed-use zone in Kaiapoi.	Not specified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
148.14	Rangiora-Ashley Community Board - Kaye Rabe	LCZ - Local Centre Zone	General	General	Support	Support the new zone definitions and proposed rezoning of small commercial areas within residential zones to Neighbourhood Centre Zones. Support definitions of industrial zones including large retail in Southbrook and the mixed-use zone in Kaiapoi.	Not specified.
148.15	Rangiora-Ashley Community Board - Kaye Rabe	LFRZ - Large Format Retail Zone	General	General	Support	Support the new zone definitions and proposed rezoning of small commercial areas within residential zones to Neighbourhood Centre Zones. Support definitions of industrial zones including large retail in Southbrook and the mixed-use zone in Kaiapoi.	Not specified.
148.16	Rangiora-Ashley Community Board - Kaye Rabe	MUZ - Mixed Use Zone	General	General	Support	Support the new zone definitions and proposed rezoning of small commercial areas within residential zones to Neighbourhood Centre Zones. Support definitions of industrial zones including large retail in Southbrook and the mixed-use zone in Kaiapoi.	Not specified.
148.17	Rangiora-Ashley Community Board - Kaye Rabe	TCZ - Town Centre Zone	General	General	Support	Support the new zone definitions and proposed rezoning of small commercial areas within residential zones to Neighbourhood Centre Zones. Support definitions of industrial zones including large retail in Southbrook and the mixed-use zone in Kaiapoi.	Not specified.
148.18	Rangiora-Ashley Community Board - Kaye Rabe	OSRZ - General Objectives and Policies for all Open Space Zones	General	General	Support	Supports Open Space and Recreation Zones to protect areas from development.	Matters relating to Open Space and Recreation Zones.
148.19	Rangiora-Ashley Community Board - Kaye Rabe	NOSZ – Natural Open Space Zone	General	General	Support	Supports Open Space and Recreation Zones to protect areas from development.	Matters relating to Open Space and Recreation Zones.
148.20	Rangiora-Ashley Community Board - Kaye Rabe	OSZ - Open Space Zone	General	General	Support	Supports Open Space and Recreation Zones to protect areas from development.	Matters relating to Open Space and Recreation Zones.
148.21	Rangiora-Ashley Community Board - Kaye Rabe	SARZ - Sport and Active Recreation Zone	General	General	Support	Supports Open Space and Recreation Zones to protect areas from development.	Matters relating to Open Space and Recreation Zones.
148.22	Rangiora-Ashley Community Board - Kaye Rabe	OSRZ - General Objectives and Policies for all Open Space Zones	General	General	Support	Supports Open Space and Recreation Zones to protect areas from development.	Matters relating to Open Space and Recreational Zones.
148.23	Rangiora-Ashley Community Board - Kaye Rabe	NFL - Ahuatanga o te whenua - Natural features and landscapes	General	General	Support	Considers identification of Outstanding Natural Landscapes and Features important.	Supportive of the protection of ecosystems and indigenous biodiversity as it is important to identify outstanding natural landscape and features within the district.
149.1	The Board of Trustees of Rangiora High School - David Lowe	NER - North East Rangiora	General	General	Neutral	Generally supportive of proposed change of land use in the North East Rangiora (NER) Development Area as they are positive for the wider community that the school serves, and the Board owns land in the NER that is used for equine, agriculture, and horticulture education purposes. Land use for medium density residential will not be compatible with the educational purposes, and other possible land use provided for in the proposal will be consistent with the Board's objectives. Concerned about increasing reverse sensitivity from surrounding land owners towards the agricultural activities. These risks can be managed through carefully planned development activities and by ensuring that the land able to be used for educational purposes is not reduced.	That the Council notes the Board's concerns and desire for continued engagement as development plans for surrounding land are finalised.
150.1	Survus Consultants - Hamish Frizzell - on behalf of Lennard Pope - Survus	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	Amend Large Lot Residential Zone minimum lot size requirement for 40 properties south of Fawcetts Road and along Max Wallace Drive, Ashley to allow 4000m <sup>2</sup> average lot size and retain minimum lot size of 2500m <sup>2</sup> because: - location is close to Settlement Zone and Rangiora, - minimum lot size applies only to dwellings in the Operative District Plan, - lots are excluded from intensification under Resource Management (Enabling Housing Supply and Other Matter) Amendment Bill, - most sites will not be able to be further subdivided with an average of 5000m <sup>2</sup> but if reduced to 4000m <sup>2</sup> 14 more lots are possible (35% increase), - 20% reduction in lot size is minimal as most used for single house and gardens, - not located near the river with flooding or erosion risk, - area is fully serviced for water, - intensification will restrict residential use of agricultural land, and - will help to provide additional housing without loss of character.	Amend Table SUB-1 minimum allotment area average for the Large Lot Residential Zone from 5000m <sup>2</sup> to 4000m <sup>2</sup> .

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
151.1	Blair Williamson	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Oppose the listing of HH098 in HH-SCHED2. The property has been renovated, including internal gutting and change in layout, change of cladding and removal of chimneys. Nothing remains of the original structure and original materials were removed or destroyed. The land has been dug over and landscaped and nothing of archaeological value remains. Other nearby houses of similar age were not listed as historic heritage items. Listing the property would impact on the future use of the property, its resale value, and have financial ramifications. The property's history is sufficiently documented for anyone interested.	Delete HH098 from HH-SCHED2.
152.1	Madison Tait	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R11	Oppose	Opposes RLZ-R11(1) as a limit of five staff is too low for an operational rural industry. Opposes RLZ-R11(9) as a 60m setback is too high and therefore unachievable, and it contradicts the 500m2 land area limit for rural industry as the actual requirement for land area is unachievably small for a rural operation.	Seeks that the provisions are reviewed and amended with the intention to consult with those affected (current and future members of rural industries operating in a Rural Lifestyle Zone).
153.1	Ruth and; Ron Ellis	KN - Kainga Nohoanga	General	General	Amend	Include 134 Tuahiwi Road within the Tuahiwi Precinct to enable development of the land as per the rules for Māori Land, or the underlying zone to be Settlement Zone (SETZ). The future intention is to subdivide to enable family to build. Section 32 Report Wahitua motuhake/Special Purpose Zone (Kāinga Nohoanga) states that "Enabling mana whenua to develop Māori land to achieve their aspirations, at the same time as providing for landowners of land that is not Māori land to develop their land, is a key resource management issue" However this has not been resolved in the proposed rules for this site. The site is in close proximity to the Tuahiwi Marae and is adjoining the proposed Precinct. This would enable the land to be owned by someone of Ngāi Tahu ancestry and to develop papakāinga housing and residential activity of up to seven residential units. This would enable multiple generations and family to live together. However, if the site was not determined to be Māori Land then SETZ would apply which would enable further subdivision to enable family members to live nearby. The current Rural Lifestyle Zone only permits 1 residential unit and 1 minor residential unit per 4ha, so does not enable multiple generations to live together and is not suitable as many land parcels including 134 Tuahiwi Road are already less than 4ha.	Amend planning maps to include 134 Tuahiwi Road within the Tuahiwi Precinct.
154.1	Denise Lochhead	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Oppose listing of Sefton Library HH093 in HH-SCHED2. The roof, windows, doors and floor are not original, there is an exterior crack on the south end, and the wrought iron gate is gone. The library is not located on public reserve land. The committee does not have funds available for repairs, maintenance, rates, and insurance. There is no community interest to maintain the property. The heritage item status may put off prospective buyers, which will mean its condition will continue to deteriorate.	Delete HH093 former Sefton Library from HH-SCHED2 as the heritage item status places challenges on the ability to sell the property, and in turn fund the proposed new Sefton Hall facility.
155.1	Woodend-Sefton Community Board - Kaye Rabe	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	Support UFD-P10 in part. Notes new developments adjoining rural areas create reverse sensitivity issues thus screening or setbacks are needed.	Amend UFD-P10 to include all new residential developments, not just those in Rangiora and Kaiapoi.
155.2	Woodend-Sefton Community Board - Kaye Rabe	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S1	Amend	Support Transport standard TRAN-S1, but request wider footpaths for improved accessibility and shared use, footpaths not be overly shaded in winter, and for developments to incorporate design for public transport.	Amend Transport standard TRAN-S1 to include provision for wider footpaths, a requirement for footpaths to not be overly shaded in winter, and road width and roundabouts be designed to allow for any possible public transport use in the future.
155.3	Woodend-Sefton Community Board - Kaye Rabe	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Oppose HH093 heritage item listing of the former Sefton Library, located at 14 Pemberton's Road, Sefton. The sale of the former Sefton Library is needed to fund a new community hall at Sefton, as the existing one is earthquake damaged. The former Sefton Library needs earthquake strengthening, and to complete this work and restore it is not financially feasible, and as a result it will deteriorate. It's small size is impractical, it cannot be relocated, and the roof is not original. It is not located on public reserve as stated in the summary. It does not have District-wide significance, and few people would know it exists or know its history.	Delete former Sefton Library (HH093) from HH-SCHED2 in order to enable the funding of a new community hall for Sefton.
155.4	Woodend-Sefton Community Board - Kaye Rabe	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S17	Amend	The Public Access Chapter has objectives and policies for access along water bodies and the Coastal Marine Area applying across the Plan. The Resource Management Act 1991 includes the purpose of enabling public access to and along any sea, river, or lake. No esplanade strip or open space zone is provided along Pegasus Lake from Bob's Bridge, existing business and residential areas, which is inconsistent with rest of lakefront, which has Open Space Zone. Need to maintain access to allow walking around the lakefront and prevent development that would restrict access, and could adversely affect the environment and water quality.	Table Sub-2 Add in Pegasus Lake to table or an easement to provide an open space zone along the lakefront at 64, 66 and 70 Pegasus Main Street (from Bob's Bridge to existing commercial area) to allow public access around the entire lakefront.
155.5	Woodend-Sefton Community Board - Kaye Rabe	EW - Ketuketū whenua - Earthworks	General	General	Support	Large scale earthworks require resource consent with rules and standards. Quarrying can detrimentally affect groundwater and the health and wellbeing of nearby residents from dust, noise and traffic.	Support quarrying restrictions near urban and residential areas.
155.6	Woodend-Sefton Community Board - Kaye Rabe	LIGHT - Turamarama - Light	General	General	Amend	Footpath lighting should be softer and be triggered by sensors to be more sustainable, better for ecology, viewing the night sky, and to reduce light spill.	Amend so that footpath lighting is softer and could be triggered by sensors to be more sustainable, better for ecology, including insects, viewing the night sky, and to reduce light spill.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
155.7	Woodend-Sefton Community Board - Kaye Rabe	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS8	Amend	Residential zones should have an open feel with good sight lines. High and/or low permeable fences do not provide a sense of community, positive streetscape, safety or security to residents or those passing by. Covenants for new developments can deal with these issues, however enforcing covenants over time can wane.	Amend to not allow variations to resource consents, especially bulk variations by developers to height and/or visual permeability.
155.8	Woodend-Sefton Community Board - Kaye Rabe	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS8	Amend	Residential zones should have open feel with good sight lines between property and street frontage, however permeable fences close to the front or site boundaries with a walk/cycleway or reserve are not conducive to providing sense of community, positive streetscape, and safety or security to residents or those passing by. For new developments, this is dealt with by covenants put in place by the developer, however, they are dependent on developer being willing and able to enforce in long-term. Once development finished, the level of interest in enforcing can wane.	Amend MRZ-BFS8 to not allow variations to resource consents, especially bulk variations by developers, regarding height and/or visual permeability of front boundary fences.
155.9	Woodend-Sefton Community Board - Kaye Rabe	SETZ – Settlement Zone	Built Form Standards	SETZ-BFS8	Amend	Residential zones should have open feel with good sight lines between property and street frontage for safety, security and positive visual streetscape. Permeable fences close to the front or site boundaries with a walk/cycleway or reserve are not conducive to providing sense of community, positive streetscape, and safety or security to residents or those passing by. For new developments, this is dealt with by covenants put in place by the developer, however, they are dependent on developer being willing and able to enforce in long-term. Once development finished, the level of interest in enforcing can wane.	Amend SETZ-BFS8 to not allow variations to resource consents, especially bulk variations by developers, re height and/or visual permeability of front boundary fences.
155.10	Woodend-Sefton Community Board - Kaye Rabe	Planning Maps	General	General	Oppose	Oppose the Medium Density Residential zoning (MRZ) of Pegasus lakefront at 64, 66 and 70 Pegasus Main Street (from Bob's Bridge to existing commercial area). Suggests an esplanade reserve or strip or an open space zone to be put in place around the Pegasus Lake to maintain public access. Proposed new community centre and youth space needs to be allowed for. The Council's decision to decline the rezoning of approximately 12.8ha as Business 1 (Town Centre zone) within Ravenswood and the loss of business zoned land at Pegasus through rezoning to residential has meant that the Woodend/Pegasus/Waikuku area does not have a Town Centre which is capable of servicing the retail needs of the growing area. Seek review of how much land at Ravenswood could be rezoned from MRZ to Town Centre Zone.	If an esplanade reserve or strip cannot be put in place along Pegasus lakefront, create open space zone to allow for continued public access. Seek allowance for a new community centre and something for youth nearby. Review how much land at Ravenswood could be rezoned from Medium Density Residential Zone to Town Centre Zone.
155.11	Woodend-Sefton Community Board - Kaye Rabe	OSZ - Open Space Zone	General	General	Support	Support Open Space Zone on Pegasus lakefront and island as these ensure access for the community and visitors to these important areas.	Retain Open Space Zone on Pegasus lakefront and island.
155.12	Woodend-Sefton Community Board - Kaye Rabe	TCZ - Town Centre Zone	General	General	Oppose	Private Plan 030 Ravenswood was declined for primary reason of retail distribution effects on Rangiora and Kaiapoi and, it was recommended the District Plan Review give effect to requirements of a Key Activity Centre (KAC) in the vicinity, at a different scale. The Waimakariri District Development Strategy 2018 stated "...the KAC will be located at North Woodend subject to further work being undertaken through the District Plan Review and with the developers to identify the exact location and ensure good town centre outcomes...", however TCZ-P1 states that "North Woodend is a new emerging centre that will provide opportunities over time for town centre activities in the Woodend/Pegasus commercial catchment." This provides no timeframe and the size of the zone is not commensurate with population growth. Pegasus will not have the Town Centre as planned, relying on retail being available at Ravenswood. This would serve those travelling on SH1 as Ravenswood has high visibility from vehicles and easy, fast access/exit via a roundabout. Could include Large Format Retail.	Seeks process where the Council works with the developer and seeks input from the Board to provide a reasonable sized Town Centre Zone to serve the needs of the local area and SH1 as indicated in the District Development Strategy.
155.13	Woodend-Sefton Community Board - Kaye Rabe	PR - Pegasus Resort	General	General	Support	Support the Special Purpose Zone-Pegasus Resort conditional upon protection of existing residential lots and housing.	Protect existing residential lots and housing in the Special Purpose Zone-Pegasus Resort.
155.14	Woodend-Sefton Community Board - Kaye Rabe	HH - Taonga o onamata - Historic heritage	General	General	Amend	Some modern architecture, art, monuments and features do not fit the criteria to be protected as historic heritage, however these items need recognition to become historic heritage in the future. Examples include the Woodend War Memorial, Bob's Bridge in Pegasus, and the Pegasus Pou. Recognition would mean that effects from a proposed activity in the vicinity within a resource consent application could be investigated, and the Board consulted.	Modern features and structures such as the Woodend War Memorial, Bob's Bridge in Pegasus, and the Pegasus Pou need recognition so that they can be protected as future historic heritage.
155.15	Woodend-Sefton Community Board - Kaye Rabe	General	General	General	Amend	Improved provision for safe active transport - e.g., connection between Pegasus township and development on opposite side of SH1. The Board strongly is in support of safety for communities. This includes pedestrian and cycling safety between towns and also between residential and recreational, churches, community facilities and shopping areas. The Board wants Council to advocate to Waka Kotahi for an underpass under SH1 for pedestrians and cyclists near the Pegasus/Ravenswood roundabout.	Planning for active transport modes as part of any development.
156.1	Ulrike van Nek	Planning Maps	General	General	Support	Oppose any rezoning proposal for Whites Road, Ohoka, from Rural Lifestyle Zone to Large Lot Residential Zone. Action to gain support for rezoning has been undertaken by a developer. Submitter moved to the area to be physically away from neighbours and have less noise. Do not want new roading near property as a result from a rezone.	Retain Rural Lifestyle Zoning.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
157.1	New Zealand Association of Radio Transmitters, Inc. (NZART); North Canterbury Amateur Radio Club (Inc) (Branch 68 of NZART) - Don McDonald, ZL3DMC New Zealand Association of Radio Transmitters, Inc. (NZART); North Canterbury Amateur Radio Club (Inc) (Branch 68 of NZART) - Owen Pimm, ZL3GM New Zealand Association of Radio Transmitters, Inc. (NZART); North Canterbury Amateur Radio Club (Inc) (Branch 68 of NZART) - K Douglas Birt - on behalf of Owen Pimm, North Canterbury Amateur Radio Club Branch 68, NZART	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Communication facilities	EI-R29	Amend	Amend provisions relating to provision for amateur radio configurations as aspects of these are overly restrictive.	<p>1. Change the Definition of 'amateur radio configurations', to "<u>means antenna, aerials and associated support structures which are owned and operated by licensed amateur radio operators.</u>"</p> <p>2. Either delete the restriction of a maximum of one pole per site, or provide for one main supporting pole per site with a maximum height in relation to infrastructure of 20m.</p> <p>3. Provide for secondary support structures with a maximum height of 14m, where any antenna mounted on these structures have a maximum length of 3m.</p> <p>4. Provide for up to two dish antennas with a diameter of 2m or less may be mounted on primary or secondary support structures at a height of 14m or less.</p> <p>5. Provide for a maximum of four additional poles for holding the ends of wire antennas and which may be placed on the boundary of a site, provided they are less than 10m high and where any part of a pole above 5m in height has a diameter of 50mm or less.</p> <p>6. Provide for large dish antennas less than 5m in diameter, pivoted at less than 4m above the ground, and which must comply with setback and recession plane standards.</p> <p>7. Retain restricted discretionary activity status for activities that do not comply with the rules, with discretion restricted to the degradation of perspective of the immediate neighbours.</p> <p>8. Exempt poles from height in relation to boundary requirements but still subject to boundary setbacks.</p>
158.1	Town Planning Group - Brett Giddens - on behalf of A. Carr	General	General	General	Amend	<p>Supports provision for future residential development within a rural setting and further rural residential development in Ashley and Loburn areas including consideration of natural hazards, services and transport, proximity to Rangiora, existing intensive farming, ecological and cultural matters and support through submissions on the Rural Residential Development Strategy (RRDS) Draft. 308 Cones Road, Ashley is within an identified development area, and concerned that the Rural Lifestyle Zone lacks detail to enable anticipated future development outcomes. Seeks amendment to achieve Large Lot Residential Zone (LLRZ) for 308 Cones Road and surrounding properties, including being defined as an Urban Environment and enabling outcomes in UFD-P3 through rules with greater efficiency than those proposed which continue 4ha subdivision and direct an Outline Development Plan process through a costly and time consuming Private Plan Change. Accordingly, more appropriate that property be zoned LLRZ to recognise site context and rural constraints.</p> <p>Providing relief sought will result in a zone that reflects landscape character and development, is consistent with the RRDS, provides a clearer path for development, supports housing and economic growth and future generations, gives effect to the Canterbury Regional Policy Statement, National Policy Statement for Urban Development and Pt 2 Resource Management Act.</p>	<p>Amend:</p> <ul style="list-style-type: none"> <li>- the zoning of 308 Cones Road and surrounding land to be within Urban Environments, preferably Large Lot Residential Zone (LLRZ), or a similar zone,</li> <li>- SUB-S1 non compliance with LLRZ standards from Non-Complying to Restricted Discretionary, with SUB-MCD1 to MCD13 applying;</li> <li>- objectives, policies and other provisions to enable efficient residential subdivision and development;</li> <li>- LLRZ overlay to include urban zoning provisions, and is predominantly urban and part of the labour market of at least 10,000 people (definition of 'urban environment' to include all LLRZ areas);</li> <li>- by adding new Rural Lifestyle Zone (RLZ) policy enabling Outline Development Plan (ODP) within LLRZ Overlay;</li> <li>- by adding new rule to RLZ, and other relevant chapters, providing for ODP through resource consent as a Restricted Discretionary Activity, and non-notified process without approval of affected persons.</li> </ul>
158.2	Town Planning Group - Brett Giddens	RLZ - Rural Lifestyle Zone	Policies	RLZ-P1	Amend	<p>Support recognition the land is within a "highly modified landscape strongly influenced by fine grained patterns and processes of human induced activity" and where it provides for future residential development within a rural setting.</p> <p>Support provision for future residential development within a rural setting and further rural residential development in Ashley and Loburn areas including consideration of natural hazards, services and transport, proximity to Rangiora, existing intensive farming, ecological and cultural matters and support through submissions on the Rural Residential Development Strategy (RRDS) Draft. 308 Cones Road, Ashley is within an identified development area, and concerned that the Rural Lifestyle Zone lacks detail to enable anticipated future development outcomes. Seeks amendment to achieve Large Lot Residential Zone (LLRZ) for 308 Cones Road and surrounding properties, including being defined as an Urban Environment and enabling outcomes in UFD-P3 through rules with greater efficiency than those proposed which continue 4ha subdivision and direct an Outline Development Plan process through a costly and time consuming Private Plan Change. Accordingly, more appropriate that property be zoned LLRZ to recognise site context and rural constraints.</p> <p>Providing relief sought will result in a zone that reflects landscape character and development, is consistent with the RRDS, provides a clearer path for development, supports housing and economic growth and future generations, gives effect to the Canterbury Regional Policy Statement, National Policy Statement for Urban Development and Pt 2 Resource Management Act.</p>	<p>Amend:</p> <ul style="list-style-type: none"> <li>- objectives, policies and other provisions to enable efficient residential subdivision and development;</li> <li>- by adding new Rural Lifestyle Zone (RLZ) policy enabling Outline Development Plan (ODP) within Large Lot Residential Zone Overlay;</li> <li>- by adding new rule to RLZ, and other relevant chapters, providing for ODP through resource consent as a Restricted Discretionary Activity, and non-notified process without approval of affected persons.</li> </ul>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
158.3	Town Planning Group - Brett Giddens	Planning Maps	General	General	Amend	Support provision for future residential development within a rural setting and further rural residential development in Ashley and Loburn areas, as supported by the Waimakariri Rural Residential Development Strategy (RRDS). 308 Cones Road, Ashley is within an identified area for future Large Lot Residential Zone (LLRZ) development. Concern that the objectives policies and rules of the Rural Lifestyle Zone lack detail to enable future development. Amend to achieve LLRZ for 308 Cones Road and surrounding properties, including being defined as an Urban Environment and enabling outcomes in UFD-P3 through rules with greater efficiency than those proposed which continue 4ha subdivision and direct an Outline Development Plan process through a costly and time consuming Private Plan Change. Accordingly, more appropriate that property be zoned LLRZ to recognise site context and rural constraints. Providing relief sought will result in a zone that reflects landscape character and development, is consistent with the RRDS, provides a clearer path for development, supports housing and economic growth and future generations, gives effect to the Canterbury Regional Policy Statement, National Policy Statement for Urban Development and Pt 2 Resource Management Act 1991.	Rezone 308 Cones Road and surrounding land to be within defined Urban Environments, preferably Large Lot Residential Zone, or a similar zone.
158.4	Town Planning Group - Brett Giddens	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	Support provision for future residential development within a rural setting and further rural residential development in Ashley and Loburn areas, as supported by the Waimakariri Rural Residential Development Strategy (RRDS). 308 Cones Road, Ashley is within an identified area for future Large Lot Residential Zone (LLRZ) development. Concern that the objectives policies and rules of the Rural Lifestyle Zone lack detail to enable future development. Amend to achieve LLRZ for 308 Cones Road and surrounding properties, including being defined as an Urban Environment and enabling outcomes in UFD-P3 through rules with greater efficiency than those proposed which continue 4ha subdivision and direct an Outline Development Plan process through a costly and time consuming Private Plan Change. Accordingly, more appropriate that property be zoned LLRZ to recognise site context and rural constraints. Providing relief sought will result in a zone that reflects landscape character and development, is consistent with the RRDS, provides a clearer path for development, supports housing and economic growth and future generations, gives effect to the Canterbury Regional Policy Statement, National Policy Statement for Urban Development and Pt 2 Resource Management Act 1991.	Amend SUB-S1 non-compliance with Large Lot Residential Zone standards from Non-Complying to Restricted Discretionary, with SUB-MCD1 to MCD13 applying; Amend objectives, policies and other provisions to enable efficient residential subdivision and development.
158.5	Town Planning Group - Brett Giddens	Definitions	Definitions	Definition of urban environment	Amend	Support provision for future residential development within a rural setting and further rural residential development in Ashley and Loburn areas, as supported by the Waimakariri Rural Residential Development Strategy (RRDS). 308 Cones Road, Ashley is within an identified area for future Large Lot Residential Zone (LLRZ) development. Concern that the objectives policies and rules of the Rural Lifestyle Zone lack detail to enable future development. Amend to achieve LLRZ for 308 Cones Road and surrounding properties, including being defined as an Urban Environment and enabling outcomes in UFD-P3 through rules with greater efficiency than those proposed which continue 4ha subdivision and direct an Outline Development Plan process through a costly and time consuming Private Plan Change. Accordingly, more appropriate that property be zoned LLRZ to recognise site context and rural constraints. Providing relief sought will result in a zone that reflects landscape character and development, is consistent with the RRDS, provides a clearer path for development, supports housing and economic growth and future generations, gives effect to the Canterbury Regional Policy Statement, National Policy Statement for Urban Development and Pt 2 Resource Management Act 1991.	Amend definition of 'urban environments' to reference the Large Lot Residential Zone Overlay.
158.7	Town Planning Group - Brett Giddens	LLRZ - Large Lot Residential Zone	General	General	Amend	Support provision for future residential development within a rural setting and further rural residential development in Ashley and Loburn areas including consideration of natural hazards, services and transport, proximity to Rangiora, existing intensive farming, ecological and cultural matters and support through submissions on the Rural Residential Development Strategy (RRDS) Draft. 308 Cones Road, Ashley is within an identified development area, and concerned that the Rural Lifestyle Zone lacks detail to enable anticipated future development outcomes. Seeks amendment to achieve Large Lot Residential Zone (LLRZ) for 308 Cones Road and surrounding properties, including being defined as an Urban Environment and enabling outcomes in UFD-P3 through rules with greater efficiency than those proposed which continue 4ha subdivision and direct an Outline Development Plan process through a costly and time consuming Private Plan Change. Accordingly, more appropriate that property be zoned LLRZ to recognise site context and rural constraints. Providing relief sought will result in a zone that reflects landscape character and development, is consistent with the RRDS, provides a clearer path for development, supports housing and economic growth and future generations, gives effect to the Canterbury Regional Policy Statement, National Policy Statement for Urban Development and Pt 2 Resource Management Act.	Amend:  - Large Lot Residential Zone (LLRZ) overlay to include urban zoning provisions, and is predominantly urban and part of the labour market of at least 10,000 people (definition of 'urban environment' to include all LLRZ areas); - by adding new Rural Lifestyle Zone (RLZ) policy enabling Outline Development Plan (ODP) within LLRZ Overlay; - by adding new rule to RLZ, and other relevant chapters, providing for ODP through resource consent as a Restricted Discretionary Activity, and non-notified process without approval of affected persons.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
158.8	Town Planning Group - Brett Giddens	RLZ - Rural Lifestyle Zone	Policies	General	Amend	Support provision for future residential development within a rural setting and further rural residential development in Ashley and Loburn areas, as supported by the Waimakariri Rural Residential Development Strategy (RRDS). 308 Cones Road, Ashley is within an identified area for future Large Lot Residential Zone (LLRZ) development. Concern that the objectives policies and rules of the Rural Lifestyle Zone lack detail to enable future development. Amend to achieve LLRZ for 308 Cones Road and surrounding properties, including being defined as an Urban Environment and enabling outcomes in UFD-P3 through rules with greater efficiency than those proposed which continue 4ha subdivision and direct an Outline Development Plan process through a costly and time consuming Private Plan Change. Accordingly, more appropriate that property be zoned LLRZ to recognise site context and rural constraints. Providing relief sought will result in a zone that reflects landscape character and development, is consistent with the RRDS, provides a clearer path for development, supports housing and economic growth and future generations, gives effect to the Canterbury Regional Policy Statement, National Policy Statement for Urban Development and Pt 2 Resource Management Act 1991.	Insert a new policy in the Rural Lifestyle Zone enabling the development of an Outline Development Plan within land in the Large Lot Residential Zone Overlay.
158.9	Town Planning Group - Brett Giddens	RLZ - Rural Lifestyle Zone	Activity Rules	General	Amend	Support provision for future residential development within a rural setting and further rural residential development in Ashley and Loburn areas, as supported by the Waimakariri Rural Residential Development Strategy (RRDS). 308 Cones Road, Ashley is within an identified area for future Large Lot Residential Zone (LLRZ) development. Concern that the objectives policies and rules of the Rural Lifestyle Zone lack detail to enable future development. Amend to achieve LLRZ for 308 Cones Road and surrounding properties, including being defined as an Urban Environment and enabling outcomes in UFD-P3 through rules with greater efficiency than those proposed which continue 4ha subdivision and direct an Outline Development Plan process through a costly and time consuming Private Plan Change. It is more appropriate that property be zoned LLRZ to recognise site context and rural constraints. Providing relief sought will result in a zone that reflects landscape character and development, is consistent with the RRDS, provides a clearer path for development, supports housing and economic growth and future generations, gives effect to the Canterbury Regional Policy Statement, National Policy Statement for Urban Development and Pt 2 Resource Management Act 1991.	Include a new rule in the Rural Lifestyle Zone (and any other related chapter as necessary, including the subdivision section) that provides for the provision of an Outline Development Plan to be provided by way of resource consent as a Restricted Discretionary Activity, with associated matters of discretion that direct a non notified consenting process without the need to obtain the approval of affected persons.
159.1	Dean and; Victoria Caseley	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R6	Oppose	Oppose NATC-R6 as it is inconsistent with the Canterbury Land and Water Regional Plan, the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 and the Resource Management (Stock Exclusion) Regulations 2020, and is an unnecessary double up of regulation. Amendments to the Resource Management Act 1991 requires all rural properties with an arable or pastoral land area of 20ha or a horticultural area of 5ha to have a Certified Freshwater Farm Plan, which will avoid the need for additional resource consents for farming related activities (such as stock exclusion, fencing and water trough placement, bridges and culverts). Asking an applicant to apply for two or even three consents in relation to the same activity is overly onerous, costly and will not serve to provide for better environmental outcomes.	Delete NATC-R6 and the associated setbacks set out in NATC-S1 and Table NATC-1, in so far as they relate to for any waterbody not listed in SCHED1, SCHED2 or SCHED3. Alternatively, amend NATC-R6 to be consistent with the Resource Management (Stock Exclusion) Regulations 2020.
159.2	Dean and; Victoria Caseley	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R8	Oppose	Oppose NATC-R8 as it is inconsistent with the Canterbury Land and Water Regional Plan, the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 and the Resource Management (Stock Exclusion) Regulations 2020, and is an unnecessary double up of regulation. Amendments to the Resource Management Act 1991 requires all rural properties with an arable or pastoral land area of 20ha or a horticultural area of 5ha to have a Certified Freshwater Farm Plan, which will avoid the need for additional resource consents for farming related activities (such as stock exclusion, fencing and water trough placement, bridges and culverts). Asking an applicant to apply for two or even three consents in relation to the same activity is overly onerous, costly and will not serve to provide for better environmental outcomes.	Delete NATC-R8 and NATC-R9 to avoid doubling up on regulation, leaving them to be addressed under the Canterbury Land and Water Regional Plan, the Resource Management (National Environmental Standards for Freshwater) Regulations 2020, thereby avoiding Council resource consents for matters which are required to be addressed under those plans or in a Certified Freshwater Farm Plan.
159.3	Dean and; Victoria Caseley	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R9	Oppose	Oppose NATC-R9 and the associated setbacks set out in NATC-S1 and Table NATC-1. The rule is inconsistent with the Canterbury Land and Water Regional Plan, the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 and the Resource Management (Stock Exclusion) Regulations 2020 and are an unnecessary double up of regulation. Requirements for audited Freshwater Farm Plans on rural properties is partly to avoid the need for additional resource consents for farming related activities such as stock exclusion, fencing, water trough placement, bridges and culverts. Requiring multiple consents for the same activity is onerous, costly and will not provide better environmental outcomes.  Recent freshwater management reform has dealt with stock exclusion and require a setback for new fence lines of 3m which is less than the 5m required under Table NATC-1 for any waterbody not listed in SCHED1, SCHED2 or SCHED3. A setback of 5m is onerous on farming properties.	Delete NATC-R9 to avoid doubling up on regulation under the Canterbury Land and Water Regional Plan and the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 thereby avoiding District Council resource consents for matters which are required to be addressed under those plans or in a Certified Freshwater Farm Plan.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
159.4	Dean and; Victoria Caseley	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	NATC-S1	Oppose	Oppose the setbacks set out in NATC-S1 and Table NATC-1. These setbacks are inconsistent with the Canterbury Land and Water Regional Plan, the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 and the Resource Management (Stock Exclusion) Regulations 2020 and are an unnecessary double up of regulation. Requirements for audited Freshwater Farm Plans on rural properties is partly to avoid the need for additional resource consents for farming related activities such as stock exclusion, fencing, water trough placement, bridges and culverts. Requiring multiple consents for the same activity is onerous, costly and will not provide better environmental outcomes. Recent freshwater management reform has dealt with stock exclusion and require a setback for new fence lines of 3m which is less than the 5m required under Table NATC-1 for any waterbody not listed in SCHED1, SCHED2 or SCHED3. A setback of 5m is onerous on farming properties.	Delete NATC-R6 and the associated setbacks set out in NATC-S1 and Table NATC-1, in so far as they relate to for any waterbody not listed in SCHED1, SCHED2 or SCHED3, or in the alternative amend so as to be consistent with the Resource Management (Stock Exclusion) Regulations 2020.
159.5	Dean and; Victoria Caseley	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	Table NATC-1	Oppose	Oppose the setbacks set out in Table NATC-1. These setbacks are inconsistent with the Canterbury Land and Water Regional Plan, the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 and the Resource Management (Stock Exclusion) Regulations 2020 and are an unnecessary double up of regulation. Requirements for audited Freshwater Farm Plans on rural properties is partly to avoid the need for additional resource consents for farming related activities such as stock exclusion, fencing, water trough placement, bridges and culverts. Requiring multiple consents for the same activity is onerous, costly and will not provide better environmental outcomes. Recent freshwater management reform has dealt with stock exclusion and require a setback for new fence lines of 3m which is less than the 5m required under Table NATC-1 for any waterbody not listed in SCHED1, SCHED2 or SCHED3. A setback of 5m is onerous on farming properties.	Delete the setbacks set out in Table NATC-1, in so far as they relate to for any waterbody not listed in SCHED1, SCHED2 or SCHED3, or in the alternative amend so as to be consistent with the Resource Management (Stock Exclusion) Regulations 2020.
159.6	Dean and; Victoria Caseley	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Support	Support Table SUB-1 General Rural Zone minimum subdivision size of 20ha, non-complying activity status for less than 20ha and SUB-O1, SUB-P1 and SUB-P2. Smaller sites can adversely affect amenity, reverse sensitivity, character and freshwater management that could affect downstream primary production activities.	Retain Table SUB-1 minimum allotment sizes for General Rural Zone and supporting SUB-R10, SUB-O1, SUB-P1 and SUB-P2 as notified.
159.7	Dean and; Victoria Caseley	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Support	Support SUB-R10 and Table SUB-1 General Rural Zone minimum subdivision size of 20ha, non-complying activity status for less than 20ha and SUB-O1 and SUB-P1 and SUB-P2. Smaller sites can adversely affect amenity, reverse sensitivity, character and freshwater management that could affect downstream primary production activities.	Retain as notified the minimum allotment size for the General Rural Zone of 20ha in Table SUB-1 and SUB-R10 which makes subdivision below 20ha a non-complying activity, and SUB-O1 and SUB-P1 and SUB-P2.
159.8	Dean and; Victoria Caseley	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Support	Support Table SUB-1 General Rural Zone minimum subdivision size of 20ha, SUB-R10 non-complying activity status for less than 20ha, and SUB-O1 and SUB-P1 and SUB-P2. Smaller sites can adversely affect amenity, reverse sensitivity, character and freshwater management that could affect downstream primary production activities.	Retain as notified the minimum allotment size for the General Rural Zone of 20ha in Table SUB-1 and SUB-R10 which makes subdivision below 20ha a non-complying activity, and SUB-O1, SUB-P1 and SUB-P2.
159.9	Dean and; Victoria Caseley	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Support	Support Table SUB-1 General Rural Zone minimum subdivision size of 20ha, non-complying activity status for less than 20ha and SUB-O1 and SUB-P1 and SUB-P2. Smaller sites can adversely affect amenity, reverse sensitivity, character and freshwater management that could affect downstream primary production activities.	Retain as notified the minimum allotment size for the General Rural Zone of 20ha in Table SUB-1 and SUB-R10 which makes subdivision below 20ha a non-complying activity, and SUB-O1, SUB-P1 and SUB-P2.
159.10	Dean and; Victoria Caseley	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Support	Support Table SUB-1 General Rural Zone minimum subdivision size of 20ha, non-complying activity status for less than 20ha and SUB-O1, SUB-P1 and SUB-P2. Smaller sites can adversely affect amenity, reverse sensitivity, character and freshwater management that could affect downstream primary production activities.	Retain as notified the minimum allotment size for the General Rural Zone of 20ha in Table SUB-1 and SUB-R10 which makes subdivision below 20ha a non-complying activity, and Objective SUB-O1 and Policies SUB-P1 and SUB-P2.
160.1	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	Planning Maps	General	General	Oppose	Opposes Rural Lifestyle Zone for Ohoka properties legally described as Lot 2 & 3 DP 318615, Lot 2 & Part Lot 1 DP 8301, Lot 2 DP 61732, Lot 1 DP 55849, Lot 2 DP55404, Part RS 2220, Lot 1 DP 318615 and Part Lot 1 DP 2267 that extend in a southwest direction from Mill Road and bounded on either side by Bradleys Road and Whites Road (as indicated in map in Annexure B of submission). These properties are subject to proposed private plan change 31 to the Operative District Plan to extend the Ohoka settlement to enable up to 800 households, local services, and either a school or retirement village. This land should therefore be zoned General Residential Zone, including an overlay providing for educational facilities and retirement village activities, Large Lot Residential Zone, Local Centre Zone, and Open Space Zone.	Rezone Ohoka properties legally described as Lot 2 & 3 DP 318615, Lot 2 & Part Lot 1 DP 8301, Lot 2 DP 61732, Lot 1 DP 55849, Lot 2 DP55404, Part RS 2220, Lot 1 DP 318615 and Part Lot 1 DP 2267 General Residential Zone with a portion subject to an Education/Retirement Village Overlay, Large Lot Residential Zone, Local Centre Zone, and Open Space Zone (as indicated in map in Annexure B of submission) as per the pending private plan change request for this land.
160.2	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	Planning Maps	General	General	Oppose	Oppose Settlement Zone (SETZ) zoning for the Ohoka settlement and consider General Residential Zone more appropriate. The two areas of Local Centre Zone within proposed Private Plan Change 31 to the Operative District Plan (as indicated on map in Annexure B of submission) is the appropriate location to provide local services and it would be unnecessary and inappropriate to pair this with SETZ.	Rezone Settlement Zone in Ohoka to General Residential Zone.
160.3	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Amend	UFD-P3 does not support proposed Private Plan Change 31 (to the Operative District Plan) for new Large Lot Residential Zone developments adjacent to a General Residential Zone.	Amend UFD-P3: "... 2. new Large Lot Residential development, other than addressed by (1) above, is located so that it: a. occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone <u>or General Residential Zone</u> and promotes a coordinated pattern of development; ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
160.4	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R3	Amend	Seeks recognition of the character of Ohoka through provision for specific road types within the Ohoka Outline Development Plan area (refer to map in Annexure B of the submission, which is part of proposed Private Plan Change 31 to the Operative District Plan) that may not comply with road formation standards.	Amend TRAN-R3 to allow for appropriate standards to be developed for the Ohoka Outline Development Plan area at subdivision stage (refer to map in Annexure B of the submission, which is part of proposed Private Plan Change 31 to the Operative District Plan).
160.5	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	Supports minimum net densities however considers 15 households per ha is too high for Ohoka.	Amend SUB-P6(2)(c): "... 2. be prepared in accordance with the following: c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints <u>or the ODP is for the Ohoka area</u> , then no less than 12 households per ha; ...."
160.6	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Amend	Opposes minimum net density of 15 households per ha for Ohoka.	Amend SUB-S3:  "1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints <u>or the ODP is for the Ohoka area</u> , then no less than 12 households per ha."
160.7	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Amend	15 households per ha is too dense for Ohoka.	Amend RESZ-P14: " 2. <u>in the new Development Area for Ohoka, achieve a minimum net density of 12 households per ha averaged across the whole of the residential Development Area within the ODP excluding the Residential Large Lot Zone, Local Centre Zone and Open Space Zone.</u> 2- 3. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha."
160.8	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	GRZ – General Residential Zone	Introduction	Introduction	Amend	Seek that Ohoka is referenced in the introduction to the General Residential Zone.	Amend Introduction to the General Residential Zone: " The General Residential Zone makes up the majority of the residential areas in the District, with development at a general suburban density, including the towns of Rangiora, Kaiapoi, Oxford, Woodend, <u>Ohoka</u> , and Pegasus, as well as the development of new greenfield areas. ...."
160.9	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	GRZ – General Residential Zone	Activity Rules	General	Amend	Provide for educational facilities as a controlled activity within the 'Education/Retirement Village Overlay' identified on the Ohoka Outline Development Plan and located within an area approximately bounded by Whites Road, Bradleys Rd, and Mill Road, Ohoka (refer to map in Annexure B of the submission, which is part of proposed Private Plan Change 31 to the Operative District Plan).	Insert new rule:  " <u>GRZ-R19 Educational facilities (Ohoka)</u> <u>Activity status: CON</u> <u>Where:</u> <u>1. the activity is located within the Education/Retirement Village Overlay identified on the Ohoka ODP; and</u> <u>2. no more than 500 students are enrolled within the Education/Retirement Village Overlay identified on the Ohoka ODP.</u> <u>Matters of control are restricted to:</u> <u>RES-MD12 – Educational facilities design principles</u> <u>RES-MD7 - Outdoor storage</u> <u>Notification</u> <u>An application for a controlled activity under this rule is precluded from being publicly or limited notified."</u>
160.10	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	GRZ – General Residential Zone	Activity Rules	General	Amend	Seek that a retirement village is provided for as a controlled activity within the 'Education/Retirement Village Overlay' identified on the Ohoka Outline Development Plan and located off the northwest side of Whites Road, Ohoka (refer to map in Annexure B of the submission, which is part of proposed Private Plan Change 31 to the Operative District Plan).	Insert new rule:  " <u>GRZ-R20 Retirement village (Ohoka)</u> <u>Activity status: CON</u> <u>Where:</u> <u>1. the activity is located within the Education/Retirement Village Overlay identified on the Ohoka ODP; and</u> <u>2. a design statement is provided with the application</u> Matters of control are restricted to: <u>RES-MD2 - Residential design principles</u> <u>RES-MD7 - Outdoor storage</u> <u>Notification</u> <u>An application for a controlled activity under this rule is precluded from being publicly or limited notified."</u>
160.11	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS10	Amend	Generally supports GRZ-BFS10 however amend to enable larger educational facilities within the 'Education/Retirement village Overlay' identified within an area adjoining the west side of Whites Road, Ohoka on the proposed Ohoka Outline Development Plan (which is part of proposed Private Plan Change 31 to the Operative District Plan, refer to Annexure B of the submission for Outline Development Plan).	Amend GRZ-BFS10: " 1. The maximum GFA of any single non-residential structure shall be 550m <sup>2</sup> 2. <u>This rule does not apply to Educational facilities within the 'Education/Retirement village Overlay' identified on the Ohoka Outline Development Plan."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
160.12	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	General	Amend	Seek two new matters of discretion applying to: - educational facilities (controlled activity) within the 'Education/Retirement village Overlay' identified on the proposed Ohoka Outline Development Plan (of proposed Private Plan Change 31 to the Operative District Plan) located off the western side of Whites Road, Ohoka as shown on Annexure B of submission; and - landscaping or fencing that does not comply with standards DEV-OHO-R1, DEV-OHO-R2, and DEV-OHO-R3 proposed in proposed private plan change 31 (refer to Annexure D of the submission) - which, for fences primarily relate to maximum fence heights, design requirements, minimum transparency, and minimum road boundary length; and for landscaping primarily relate to minimum tree requirements, minimum tree heights when planted, and tree maintenance.	Insert new matters of discretion:  "RES-MD12 Educational facility design principles <u>1. Context and character:</u> <u>a. The extent to which the design of the Educational facility is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.</u> <u>2. Relationship to the street and public open spaces:</u> <u>a. Whether the Educational facilities engage with and contribute to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive.</u> <u>3. Built form and appearance:</u> <u>a. The extent to which the Educational facilities are designed to minimise the visual bulk of the buildings and provide visual interest.</u> <u>4. Access, parking and servicing:</u> <u>a. The extent to which the Educational facilities provide for good access and integration of space for parking and servicing.</u> <u>5. Safety:</u> <u>a. The extent to which the Educational facilities incorporate CPTED principles to achieve a safe, secure environment."</u>  "RES-MD13 Fencing and landscaping Ohoka <u>1. The extent to which the non-complying fencing or landscaping will detract from the rural village character and amenity of Ohoka settlement taking into account:</u> <u>a. the ability to mitigate any adverse effects of the non-complying landscaping or fencing."</u>
160.13	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	LLRZ - Large Lot Residential Zone	General	General	Support	Supports Large Lot Residential Zone provisions.	Retain Large Lot Residential Zone provisions as notified.
160.14	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	NOSZ – Natural Open Space Zone	General	General	Support	Supports Natural Open Space Zone provisions.	Retain Natural Open Space Zone provisions as notified.
160.15	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	OSZ - Open Space Zone	General	General	Support	Supports Open Space Zone provisions.	Retain Open Space Zone provisions as notified.
160.16	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	SARZ - Sport and Active Recreation Zone	General	General	Support	Supports Sport and Active Recreation Zone provisions.	Retain Sport and Active Recreation Zone provisions as notified.
160.17	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	NCZ - Neighbourhood Centre Zone	General	General	Support	Supports Neighbourhood Centre Zone provisions.	Retain Neighbourhood Centre Zone provisions as notified.
160.18	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	LCZ - Local Centre Zone	General	General	Support	Supports Local Centre Zone provisions.	Retain Local Centre Zone provisions as notified.
160.19	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	LFRZ - Large Format Retail Zone	General	General	Support	Supports Large Format Retail Zone provisions.	Retain Large Format Retail Zone provisions as notified.
160.20	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	MUZ - Mixed Use Zone	General	General	Support	Supports Mixed Use Zone provisions.	Retain Mixed Use Zone provisions as notified.
160.21	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	TCZ - Town Centre Zone	General	General	Support	Supports Town Centre Zone provisions.	Retain Town Centre Zone provisions as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
160.22	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	General	General	General	Amend	Seeks addition of proposed Ohoka Development Area Outline Development Plan and associated provisions from proposed Private Plan Change 31 to Operative District Plan (RCP031) in the 'Existing Development Areas' section.	Insert proposed Ohoka Development Area and Outline Development Plan and associated provisions into 'Existing Development Areas' section as detailed in Annexure D of the submission. Annexure D involves an expansion of Ohoka (156ha extending southwest from Mill Rd and bound by Bradleys Rd and Whites Rd) with a village centre, provision for 800 residential units, and a school or retirement village. Annexure D also outlines requirements relating to fencing, landscaping, land use (including minimum net density), movement network, water and wastewater network, open space, recreation and stormwater management, character and amenity through landscape and design, water bodies and freshwater ecosystems, and cultural matters.
161.1	James Brett Weir	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Oppose	Opposes zoning of Bush Road from Number 12 to the start of Mill Road and seek residential zoning. Rural zones are for farming activity and between 12 and 74 Bush Road there are several 2ha or less sites, the speed limit is notified to be reduced to 60kph and will have residential characteristics. Location is close to school and observatory, and infrastructure is in place.	Amend zoning from rural to residential between 12 Bush Road and Mill Road (on the even-numbered side of the road).
162.1	John Stevenson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Support	The existing area of San Dona and future development can be consistent with SD-O1. The area does not have the environmental features identified in (1), (2) and (3), land and water resources can continue to be managed through existing reticulation to Council water services, existing drainage systems enable some ecosystem, natural processes and drainage of freshwater and can continue to be maintained and enhanced.	Retain SD-O1 as notified.
162.2	John Stevenson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SD-O2 as it would consolidate and integrate with the rest of Mandeville, provide housing opportunities and allow additional density, support the Mandeville business area and community facilities, contribute to Council three waters services and provide additional support to develop infrastructure and upgrades. It would continue to support the hierarchy of Oxford, Kaiapoi and Rangiora as the District's main centres. The intensification of San Dona would be the same as that already existing in Mandeville. It would not impact the Special Purpose Zone (Kāinga Nohoanga) or Ngāi Tūāhuriri cultural values, and would not result in an overall change in character or amenity.	Amend SD-O2(9) to allow for suitable Large Lot Residential areas to be considered. "Identification" not to be limited to Waimakariri Rural Residential Strategy, given it does not include Mandeville. Otherwise Proposed 4A/4B RLL zone in Mandeville proposed by Council is already inconsistent with this objective. "... 9. provides <del>limited</del> opportunities for Large Lot Residential development in <del>identified areas</del> , subject to adequate infrastructure; ..."
162.3	John Stevenson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Support	Rezoning San Dona from Rural to Large Lot Residential Zone will not impact accessibility and connectivity, it will support efficient and effective infrastructure operations through further rates and development contributions. Surrounding environmental effects have already been managed with the reticulation of San Dona services managed by Council, and further development enables improvements and upgrades. And it is a more sustainable outcome and better use of unproductive land.	Retain SD-O3 as notified.
162.4	John Stevenson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Amend	San Dona is not consistent with SD-O4 as it is not contributing to the District as Rural Productive land. Rezoning San Dona from Rural to Large Lot Residential Zone will recognise that San Dona is not a rural production area and does not need to be limited to rural use activities as existing sites are 1.2-1.8ha, and it will continue to enable other more 'rural' areas to establish and operate rural production activities.	Neutral on SD-O4.
162.5	John Stevenson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O5	Amend	Rezoning San Dona to Large Lot Residential Zone will not change the role of Ngāi Tūāhuriri Rūnanga in the management of natural and physical resources of the District.	Neutral on SD-O5.
162.6	John Stevenson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O6	Support	Rezoning San Dona to Large Lot Residential Zone is consistent with SD-O6 and will still require natural hazard assessment under s.106 of the Resource Management Act 1991 at the time of subdivision to create new allotments.	Retain SD-O6 as notified.
162.7	John Stevenson	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Support	Rezoning San Dona to Large Lot Residential Zone is consistent with UFD-O1 and will contribute a limited amount (based on existing lot size and available change of density of those existing lots) to the housing demand.	Retain UFD-O1 as notified.
162.8	John Stevenson	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Amend	The majority of Mandeville is identified as an urban area. No development capacity for commercial or industrial activity is sought.	Neutral on UFD-O2.
162.9	John Stevenson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O1	Neutral	EI-O1 applies to the whole District, therefore applies to San Dona regardless of proposed rezoning.	Neutral on EI-O1.

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162.10	John Stevenson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O2	Neutral	EI-O2 applies to the whole District, therefore applies to San Dona regardless of proposed rezoning.	Neutral on EI-O2.
162.11	John Stevenson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O3	Support	EI-O3 applies to the whole District, therefore applies to San Dona regardless of proposed rezoning. It is appropriate that EI-O3 applies to San Dona as it is surrounded by Rural Lifestyle zoning.	Retain EI-O3 as notified.
162.12	John Stevenson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P1	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would require additional connections to infrastructure, or upgrades. EI-P1 would apply regardless of zoning.	Neutral on EI-P1.
162.13	John Stevenson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P2	Support	The proposed rezoning from Rural Lifestyle Zone to Large Lot Residential Zone will require additional connections to reticulated infrastructure and may require upgrades. EI-P2 applies to the District therefore applies regardless of zoning.	Retain EI-P2 as notified.
162.14	John Stevenson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P3	Support	The proposed rezoning will require additional connections to reticulated infrastructure and may require upgrades. Flexibility in potential engineering solutions that allow for new technologies is an appropriate response to servicing requirements.	Retain EI-P3 as notified.
162.15	John Stevenson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P4	Neutral	EI-P4 applies District-wide and does not relate to the rezoning request sought by this submission.	Neutral on EI-P4.
162.16	John Stevenson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P5	Neutral	The proposed rezoning would require additional connections to reticulated infrastructure and may require upgrades.	Neutral on EI-P5.
162.17	John Stevenson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P6	Neutral	The proposed rezoning would require additional connections to reticulated infrastructure and may require upgrades to accommodate development. It is appropriate that the development ensure effects on infrastructure are considered at the time of consent.	Neutral on EI-P6.
162.18	John Stevenson	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone will be consistent with SUB-O1. It can provide additional housing and consolidate Mandeville while maintaining the character, form and function of the village. There are no cultural, heritage and conservation values identified in the area, and it can be designed to be resilient to natural hazards (particularly in relation to flooding) by determination of appropriate floor levels and access points at the time of subdivision.	Retain SUB-O1 as notified.
162.19	John Stevenson	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O2	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-O2 and may enable further subdivision. Further development would enable provision, use and maintenance of existing infrastructure and contribute to the rating base and Development Contribution planned upgrades.	Retain SUB-O2 as notified.
162.20	John Stevenson	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O3	Amend	SUB-O3 is not applicable to San Dona.	Neutral on SUB-O3.
162.21	John Stevenson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-P1.	Retain SUB-P1 as notified.
162.22	John Stevenson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would result in SUB-P2(1) applying instead of (2). San Dona does not viable achieve primary production thus the residential part of the policy is appropriate and development would be consistent with this.	Retain SUB-P2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
162.23	John Stevenson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Support	Further development as a result of rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-P3 as subdivision would enable consideration of allotment size and layout, it is unlikely any new roads would be required, and the requirements for water and flood mitigation could be achieved.	Retain SUB-P3 as notified.
162.24	John Stevenson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P4	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would better integrate San Dona with the rest of Mandeville by providing consistent zoning, which would manage setbacks, landscaping, existing screening and reverse sensitivity effects.	Retain SUB-P4 as notified.
162.25	John Stevenson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P5	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-P5 as only some existing allotments may be developed, resulting in a variety of site sizes.	Retain SUB-P5 as notified.
162.26	John Stevenson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would not require an Outline Development Plan as development would be infill.	Neutral on SUB-P6.
162.27	John Stevenson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would not require an Outline Development Plan as development would be infill.	Neutral on SUB-P7.
162.28	John Stevenson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Support	Rezoning San Dona from Rural to Large Lot Residential Zone would enable infill development and would need to meet the subdivision infrastructure requirements in accordance with SUB-P8, such as by determining capacity and upgrades where necessary.	Retain SUB-P8 as notified.
162.29	John Stevenson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P9	Neutral	SUB-P9 has little relevance to the proposed rezoning of San Dona as the area has no waterbodies to which Esplanade provisions would apply.	Neutral on SUB-P9.
162.30	John Stevenson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P10	Neutral	SUB-P10 is not relevant to the proposed rezoning of San Dona as the area has no waterbodies to which Esplanade provisions would apply	Neutral on SUB-P10.
162.31	John Stevenson	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R1	Support	Support SUB-R1 as is appropriate to achieve the Subdivision Objectives and Policies for the proposed San Dona rezoning.	Retain SUB-R1 as notified.
162.32	John Stevenson	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Support	Support SUB-R2 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed San Dona rezoning.	Retain SUB-R2 as notified.
162.33	John Stevenson	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R3	Support	Support SUB-R3 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed San Dona rezoning.	Retain SUB-R3 as notified.
162.34	John Stevenson	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R4	Support	Rezoning San Dona to Large Lot Residential Zone would not change application of SUB-R4 as this applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain SUB-R4 as notified.
162.35	John Stevenson	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R5	Support	Support SUB-R5 as is appropriate to achieve Subdivision objective and policies for the proposed San Dona rezoning.	Retain SUB-R5 as notified.
162.36	John Stevenson	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R6	Support	Support SUB-R6 as is appropriate to achieve Subdivision objective and policies for the proposed San Dona rezoning.	Retain SUB-R6 as notified.
162.37	John Stevenson	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R7	Support	Support SUB-R7 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R7 as notified.
162.38	John Stevenson	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R8	Support	Support SUB-R8 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R8 as notified.
162.39	John Stevenson	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R9	Support	Support SUB-R9 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R9 as notified.
162.40	John Stevenson	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Support	Support SUB-R10 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R10 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
162.41	John Stevenson	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R11	Support	Support SUB-R11 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R11 as notified.
162.42	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Support	SUB-S1 applies to San Dona regardless of the proposed rezoning to Large Lot Residential Zone, except with a different minimum allotment area.	Retain SUB-S1 as notified.
162.43	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S2	Neutral	SUB-S2 does not apply to San Dona regardless of whether it remains Rural Lifestyle Zone or is rezoned to Large Lot Residential Zone, as subdivision in either case would require connection to reticulated wastewater services which is exempted from SUB-S2.	Neutral on SUB-S2.
162.44	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Neutral	SUB-S3 would not apply to San Dona, regardless of whether it remains Rural Lifestyle Zone, or is rezoned to Large Lot Residential Zone (LLRZ) as SUB-S3 exempts the LLRZ.	Neutral on SUB-S3.
162.45	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Neutral	Neutral on SUB-S4 as rezoning San Dona to Large Lot Residential Zone would result in infill development and thus not require an Outline Development Plan.	Neutral on SUB-S4.
162.46	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S5	Neutral	SUB-S5 applies to subdivision in all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S5.
162.47	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S6	Neutral	SUB-S6 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S6.
162.48	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S7	Support	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S7 becoming applicable as a residential site, however this would not apply to submitters property at 24 Sillano Place as is not located on a corner.	Retain SUB-S7 as notified.
162.49	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S8	Neutral	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S8 becoming not applicable as a residential site.	Neutral on SUB-S8.
162.50	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S9	Support	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S9 becoming "Applicable" as a residential site.	Retain SUB-S9 as notified.
162.51	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S10	Neutral	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S10 becoming not applicable in favour of the application of SUB-S9 as a residential site.	Neutral on SUB-S10.
162.52	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S11	Neutral	SUB-S11 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S11.
162.53	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S12	Support	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S12 becoming applicable as a residential site. San Dona is reticulated to the Council wastewater reticulated system via a STEP system and new wastewater connections would be provided as required.	Retain SUB-S12 as notified.
162.54	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S13	Neutral	SUB-S13 is not applicable to San Dona regardless of rezoning to Large Lot Residential Zone, as it does not have onsite wastewater effluent disposal fields.	Neutral on SUB-S13.
162.55	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S14	Neutral	SUB-S14 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S14.
162.56	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S15	Neutral	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S15 becoming applicable as a residential site. SUB-R15 would require consideration of stormwater attenuation for future development.	Neutral on SUB-S15.
162.57	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S17	Neutral	SUB-S17 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S17.
162.58	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S18	Neutral	SUB-S18 applies to subdivision in all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S18.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
162.59	John Stevenson	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would require the same management of natural hazard risk as the rest of Mandeville, and (2) and (3) would not apply as it is not in the Ashley Fault Avoidance Overlay or High Hazard Flooding Area, and no longer outside urban environment.	Neutral on NH-O1.
162.60	John Stevenson	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Neutral	NH-O2 applies to San Dona in respect of new and existing infrastructure regardless of whether it remains Rural Lifestyle Zone or is rezoned Large Lot Residential Zone.	Neutral on NH-O2.
162.61	John Stevenson	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O3	Neutral	NH-O3 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this objective.	Neutral on NH-O3.
162.62	John Stevenson	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O4	Neutral	NH-O4 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this objective.	Neutral on NH-O4.
162.63	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Support	NH-P1 and overlay approach apply to all zones, therefore rezoning San Dona to Large Lot Residential Zone is unaffected by this policy.	Retain NH-P1 as notified.
162.64	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P2	Support	Rezone San Dona to Large Lot Residential Zone and locate within the Urban Flood Assessment Overlay so that NH-P2 applies. It is appropriate that minimum floor levels, flood storage capacity, conveyance and mitigation to achieve 'low risk' from flooding is considered at the time of further development when building platforms are known. Note San Dona is not located in the "High Hazard" 200 year localised flood event but is located in an overland flow path that would need to be considered in regard to this policy and development.	Retain NH-P2 as notified.
162.65	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P3	Support	NH-P3 would no longer apply to San Dona should it be rezoned from Rural Lifestyle Zone to Large Lot Residential Zone. Note the District Plan does not identify the "High" Flood Hazard areas, however the Natural Hazards Interactive Viewer confirms that in the 200 year localised flood event San Dona is not in the "High Hazard" flood area.	Retain NH-P3 as notified.
162.66	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P4	Support	NH-P4 would apply to San Dona if it was rezoned to Large Lot Residential Zone. Developments would need to comply with NH-P4 as it applies to development in any urban zone outside of high hazard flooding areas. Note San Dona is not in the "High Hazard" flood area in the 200 year localised flood event map. However, is in an overland flow path that would need to be considered by any development. It is appropriate that minimum floor levels, flood storage capacity, conveyance and measures for flooding are demonstrated at the time of further development when building platform locations and site specific site development is known.	Retain NH-P4 as notified.
162.67	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P5	Neutral	NH-P5 is not applicable to 24 Sillano Place or San Dona as are not located in a fault awareness or avoidance overlay.	Neutral on NH-P5.
162.68	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P6	Support	24 Sillano Place is located within the Liquefaction Hazard Overlay, and NH-P6 would apply should it be rezoned from Rural Lifestyle Zone to Large Lot Residential Zone, which may enable subdivision.	Retain NH-P6 as notified.
162.69	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P7	Support	NH-P7 applies to all zones.	Retain NH-P7 as notified.
162.70	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P9	Neutral	NH-P9 applies across the District.	Neutral on NH-P9.
162.71	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P10	Support	NH-P10 applies across the District and to any existing infrastructure in Mandeville. Rezoning San Dona to Large Lot Residential Zone may lead to new infrastructure being required, or upgrades being undertaken to existing infrastructure.	Retain NH-P10 as notified.
162.72	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P11	Support	NH-P11 applies to San Dona regardless of the request to rezone as Large Lot Residential Zone, as is not in high flood hazard areas. Rezoning San Dona may lead to new infrastructure being required, or upgrades being undertaken.	Retain NH-P11 as notified.
162.73	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P12	Neutral	NH-P12 is not applicable to submission as 24 Sillano Place is not within a high flood hazard area.	Neutral on NH-P12.
162.74	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Amend	NH-P13 is not applicable to the submission as 24 Sillano Place is not located within a high flood hazard or high coastal flood hazard area.	Neutral on NH-P13.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
162.75	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P15	Oppose	Amend NH-P15 to ensure it is applied as intended, with a new definition created for 'natural feature'. 24 Sillano Place and San Dona naturally provide for an overland flowpath, however berms, and water bodies consisting of man made water races and drainage swales are not 'natural features'. Development can mitigate natural hazard effects and provide engineering design that accounts for overland flow, however this may not mean the general landform is protected, restored, maintained or enhanced.	Amend NH-P15:  "Protect <u>natural features</u> which assist in avoiding or reducing the impacts from natural hazards, <del>such as natural ponding areas, wetlands, water body margins and riparian margins, dunes, berms and beaches</del> from inappropriate subdivision, use and development and restore, maintain or enhance the functioning of these features." Where: 'Natural Feature' is defined as: <u>"natural ponding areas, wetlands, water body margins and riparian margins, dunes, and beaches. Excludes man-made water races and drainage infrastructure such as swales and Stormwater Management Areas."</u>
162.76	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P16	Oppose	NH-P16 reference to managed retreat and relocation suggests this best applies in Coastal Hazard and High Flood Hazard situations, however it refers to all defined 'natural hazards'. Much of the District is located within the flood hazard overlays and liquefaction management, and other policies appropriately address subdivision and development activities in these overlays. The use of the word 'encourage' does not seem to contradict these other policies, however it would be concerning if NH-P16 was interpreted as unsupportive for effects to be 'mitigated' rather than 'reduced'.	Amend NH-P16:  "Encourage redevelopment, or changes in land use, where that would reduce <u>or mitigate</u> the risk of adverse effects from natural hazards, including managed retreat and designing for relocation or recoverability from natural hazard events".
162.77	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P18	Amend	Existing hedges at 24 Sillano Place and San Dona have not caused adverse ice or wildfire effects. Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone makes no difference to application of NH-P18.	Neutral on NH-P18.
162.78	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P19	Oppose	NH-P19 seems superfluous and unnecessary given other proposed comprehensive and detailed policies, and that it simply 'encourages consideration of other' hazards. The District Plan and Resource Management Act 1991 (RMA) define 'natural hazards' and the RMA requires consideration of them, as do NH-O1 to NH-O4. Either delete NH-P19, or it should refer to what 'other' hazards are to be considered.	Delete NH-P19, or clarify the word 'other' as follows:  "Encourage the consideration of <del>other</del> <u>earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire</u> natural hazards as part of subdivision, use and development."
162.79	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R1	Support	Rezoning San Dona to Large Lot Residential Zone would result in NH-R1 becoming "Applicable" as a residential site and located in the Urban Flood Assessment Overlay.	Retain NH-R1 as notified.
162.80	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would result in NH-R2 becoming 'not applicable' as a residential site located in the Urban Flood Assessment Overlay.	Retain NH-R2 as notified.
162.81	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R3	Support	NH-R3 would still apply to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone as it applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R3 as notified.
162.82	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Support	NH-R4 would still apply to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone, as it applies in both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R4 as notified.
162.83	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R5	Support	NH-R5 would still be applicable to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone as it applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R5 as notified.
162.84	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Support	NH-R6 would still be applicable to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone as it applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R6 as notified.
162.85	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R7	Neutral	NH-R7 would no longer apply to San Dona should it be rezoned to Large Lot Residential Zone (LLRZ), consistent with the rest of Mandeville zoned LLRZ. All large trees and shelterbelts in Mandeville are existing whether or not they back onto Tram Road, or exceed these heights or setbacks.	Neutral on NH-R7.
162.86	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R8	Support	NH-R8 may be applicable to San Dona and Mandeville for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R8 as notified.
162.87	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R9	Support	NH-R9 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R9 as notified.
162.88	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R10	Support	NH-R10 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R10 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
162.89	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R11	Support	NH-R11 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R11 as notified.
162.90	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R12	Support	NH-R12 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R12 as notified.
162.91	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R13	Support	NH-R13 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R13 as notified.
162.92	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R14	Support	NH-R14 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R14 as notified.
162.93	John Stevenson	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S1	Support	Support NH-S1 as should San Dona be rezoned from Rural Lifestyle Zone to Large Lot Residential Zone, it will require application of this standard, and Council will provide a Flood Assessment Certificate which will ensure consistent administration of the District Plan and assessed flood levels which will avoid case by case external costly flood assessments.	Retain NH-S1 as notified.
162.94	John Stevenson	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Support	Rezoning San Dona to Large Lot Residential Zone would contribute to providing for sustainable residential growth in Mandeville by enabling more housing in an existing location, is responsive to community wishes, and enables redevelopment as a more efficient land use.	Retain RESZ-O1 as notified.
162.95	John Stevenson	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O2	Support	Rezoning San Dona to Large Lot Residential Zone would recognise the existing contribution of San Dona to Mandeville infrastructure by enabling further efficient and sustainable use of land and infrastructure.	Retain RESZ-O2 as notified.
162.96	John Stevenson	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O3	Support	Rezoning San Dona to Large Lot Residential Zone would enable San Dona to contribute to Mandeville village with the same form, scale and design of development by providing for infill within the bounds of the existing developed area.	Retain RESZ-O3 as notified.
162.97	John Stevenson	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O4	Support	Support that non-residential activities be small scale.	Retain RESZ-O4 as notified.
162.98	John Stevenson	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would contribute to housing choice in Mandeville, without encouraging sprawl into productive rural land.	Retain RESZ-O5 as notified.
162.99	John Stevenson	LLRZ - Large Lot Residential Zone	Objectives	LLRZ-O1	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with LLRZ-O1 by enabling high quality, low density detached residential units on generous sites the same as the rest of Mandeville with similar environment and effects, whilst enabling the continuation of existing activities for agriculture.	Retain LLRZ-O1 as notified.
162.100	John Stevenson	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P1	Support	San Dona is already consistent with LLRZ-P1, and would further be consistent if rezoned from Rural Lifestyle Zone to Large Lot residential Zone which would enable infill development of low density detached residential units. Scale and location could be managed at subdivision and open character and outlook could be maintained.	Retain LLRZ-P1 as notified.
162.101	John Stevenson	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P2	Support	San Dona is consistent with LLRZ-P2, and can continue to be consistent if rezoned to Large Lot Residential Zone. Rezoning would enable consistency of current scale of residential activities, agricultural activities to continue and community, commercial and non-residential activities are not anticipated.	Retain LLRZ-P2 as notified.
162.102	John Stevenson	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P3	Support	San Dona is consistent with LLRZ-P3, and can continue to be consistent if rezoned Large Lot Residential Zone. Rezoning would not cause any difference in reverse sensitivity, and achieve separation distances.	Retain LLRZ-P3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
162.103	John Stevenson	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P4	Support	San Dona is consistent with LLRZ-P4, and can continue to be consistent in relation to any infill potential if rezoned to Large Lot Residential Zone. Rezoning would acknowledge that San Dona has low levels of noise, outdoor street lighting, traffic signage only, and low dust, odour and traffic. It does not have kerb, channel or footpaths.	Retain LLRZ-P4 as notified.
162.104	John Stevenson	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P5	Support	LLRZ-P5 is not relevant to San Dona as it does not require a Large Lot Residential Overlay or Outline Development Plan as it is an existing development proposing infill development.	Retain LLRZ-P5 as notified.
162.105	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R1	Support	Support LLRZ-R1 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R1 as notified.
162.106	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R2	Support	Support LLRZ-R2 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R2 as notified.
162.107	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R3	Support	Support LLRZ-R3 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R3 as notified.
162.108	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R4	Support	Support LLRZ-R4 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R4 as notified.
162.109	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R5	Support	Support LLRZ-R5 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R5 as notified.
162.110	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R6	Support	Support LLRZ-R6 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R6 as notified.
162.111	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R7	Support	Support LLRZ-R7 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R7 as notified.
162.112	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R8	Support	Support LLRZ-R8 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R8 as notified.
162.113	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R9	Support	Support LLRZ-R9 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R9 as notified.
162.114	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R10	Support	Support LLRZ-R10 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R10 as notified.
162.115	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R11	Support	Support LLRZ-R11 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R11 as notified.
162.116	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R12	Support	Support LLRZ-R12 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R12 as notified.
162.117	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R13	Support	Support LLRZ-R13 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R13 as notified.
162.118	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R14	Support	Support LLRZ-R14 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R14 as notified.
162.119	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R15	Support	Support LLRZ-R15 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R15 as notified.
162.120	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R16	Support	Support LLRZ-R16 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R16 as notified.

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162.121	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R17	Support	Support LLRZ-R17 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R17 as notified.
162.122	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R18	Support	Support LLRZ-R18 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R18 as notified.
162.123	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R19	Support	Support LLRZ-R19 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R19 as notified.
162.124	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R20	Support	Support LLRZ-R20 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R20 as notified.
162.125	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R21	Support	Support LLRZ-R21 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R21 as notified.
162.126	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R22	Support	Support LLRZ-R22 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R22 as notified.
162.127	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R23	Support	Support LLRZ-R23 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R23 as notified.
162.128	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R24	Support	Support LLRZ-R24 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R24 as notified.
162.129	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R25	Support	Support LLRZ-R25 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R25 as notified.
162.130	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R26	Support	Support LLRZ-R26 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R26 as notified.
162.131	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R27	Support	Support LLRZ-R27 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R27 as notified.
162.132	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R28	Support	Support LLRZ-R28 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R28 as notified.
162.133	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R29	Support	Support LLRZ-R29 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R29 as notified.
162.134	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R30	Support	Support LLRZ-R30 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R30 as notified.
162.135	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R31	Support	Support LLRZ-R31 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R31 as notified.
162.136	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R32	Support	Support LLRZ-R32 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R32 as notified.
162.137	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R33	Support	Support LLRZ-R33 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R33 as notified.
162.138	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R34	Support	Support LLRZ-R34 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R34 as notified.

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162.139	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R35	Support	Support LLRZ-R35 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R35 as notified.
162.140	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R36	Support	Support LLRZ-R36 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R36 as notified.
162.141	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R37	Support	Support LLRZ-R37 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R37 as notified.
162.142	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R38	Support	Support LLRZ-R38 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R38 as notified.
162.143	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R39	Support	Support LLRZ-R39 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R39 as notified.
162.144	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R40	Support	Support LLRZ-R40 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R40 as notified.
162.145	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R41	Support	Support LLRZ-R41 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R41 as notified.
162.146	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R42	Support	Support LLRZ-R42 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R42 as notified.
162.147	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R43	Support	Support LLRZ-R43 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R43 as notified.
162.148	John Stevenson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R44	Support	Support LLRZ-R44 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R44 as notified.
162.149	John Stevenson	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS1	Support	Support LLRZ-BFS1 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-BFS1 as notified.
162.150	John Stevenson	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS2	Support	Support LLRZ-BFS2 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-BFS2 as notified.
162.151	John Stevenson	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS3	Support	Support LLRZ-BFS3 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-BFS3 as notified.
162.152	John Stevenson	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS4	Support	Support LLRZ-BFS4 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-BFS4 as notified.
162.153	John Stevenson	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS5	Support	Support LLRZ-BFS5 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-BFS5 as notified.
162.154	John Stevenson	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS6	Support	Support LLRZ-BFS6 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-BFS6 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
162.155	John Stevenson	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS7	Oppose	Much of San Dona and Mandeville village have shelterbelts and hedging on boundaries which are typically in conjunction with rural post and wire fencing. Existing hedging would likely be retained during infill development therefore LLRZ-BFS7 should apply to new fencing only. Delete Figure LLRZ-2 and references to it as visual permeability required does not make sense in the Large Lot Residential Zone, and does not depict post and wire/rail fencing required by LLRZ-BFS7. That is, unless it is intended solely for Greenfield development. Restricting other internal site fencing to 30m length is unnecessary given other rules allow land use effects to be internalised within the site. On any large site (ie at a minimum area of 5000m <sup>2</sup> ) internal fencing should not be prescribed so as not to limit activities identified in LLRZ-R1 to R44.	Amend LLRZ-BFS7:  "1. Any <u>new</u> fencing located on or within 15m from any road boundary shall: a. be no higher than 1.2m above ground level; and b. be a farm-style post and wire or post and rail fence; and <del>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</del>  2. Any <u>new</u> fencing located on or within 10m of an internal boundary shall: a. be no higher than 1.8m above ground level; and b. be a farm-style post and wire or post and rail fence; and <del>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</del>  <del>3. Any fencing located outside the areas specified in (1) and (2) above shall: a. be a farm-style post and wire or post and rail fence; or b. have a maximum height above ground level of 1.8m and c. be not more than 30m along any length of the fence."</del>
162.156	John Stevenson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S16	Neutral	Rezoning San Dona to Large Lot Residential Zone would make SUB-S16 not applicable, with SUB-S15 applying instead.	Neutral on SUB-S16.
162.157	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P8	Neutral	NH-P8 applies to all properties.	Neutral on NH-P8.
162.158	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P14	Neutral	NH-P14 is not applicable as 24 Sillano Place is not within a fault.	Nil.
162.159	John Stevenson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P17	Neutral	NH-P17 is not applicable as 24 Sillano Place is not in the Coastal Environment.	Nil.
162.160	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R15	Neutral	NH-R15 is not applicable to 24 Sillano Place or San Dona.	Nil.
162.161	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R16	Neutral	NH-R16 is not applicable to 24 Sillano Place or San Dona.	Nil.
162.163	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R17	Neutral	NH-R17 is not applicable to 24 Sillano Place or San Dona.	Nil.
162.164	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R18	Neutral	NH-R18 is not applicable to 24 Sillano Place or San Dona.	Nil.
162.165	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R19	Neutral	NH-R19 is not applicable to 24 Sillano Place or San Dona.	Nil.
162.166	John Stevenson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R20	Neutral	NH-R20 is not applicable to 24 Sillano Place or San Dona.	Nil.
162.167	John Stevenson	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S2	Neutral	NH-S2 is not applicable to 24 Sillano Place or San Dona.	Nil.
162.168	John Stevenson	Definitions	General	General	Amend	Insert new definition for 'natural feature' to ensure NH-P15 is applied as intended.	Insert new definition of 'natural feature':  <u>"Natural feature Means: natural ponding areas, wetlands, water body margins and riparian margins, dunes, and beaches. Excludes man-made water races and drainage infrastructure such as swales and Stormwater Management Areas."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
162.169	John Stevenson	Planning Maps	General	General	Oppose	<p>Oppose the Rural Lifestyle Zone (RLZ) and Non-Urban Flood Assessment Overlay being applied to 24 Sillano Place, Mandeville and San Dona, and request rezoning to Large Lot Residential Zone, and application of Urban Flood Hazard Assessment Overlay.</p> <p>San Dona allotments are between 1.2 and 2.18ha and do not meet the minimum area of 4ha of RLZ. The primary use of land is not rural and olive oil pressing is not economically viable.</p> <p>Residents oppose that San Dona was left out of the Rural Residential Strategy, especially since infrastructure has been improved.</p> <p>Rezoning would consolidate Mandeville, infill development is efficient and effective use of land, would give effect to the requirements of the National Policy Statement for Urban Development 2020 and it is consistent with the Canterbury Regional Policy Statement as it would not convert productive land to residential. Rezoning would also contribute more to the rates base and support the population of local primary schools.</p> <p>The projected growth expectations for the next 30 years are 600 additional properties in the Ohoka drainage scheme, and Council has planned expenditure for capital works to resolve drainage issues. Infill development in San Dona can address stormwater flows at the time of consent. New water supply connections will be catered for by the planned 500m<sup>3</sup> new reservoir at Two Chain Road. Additional planned pump upgrades will provide capacity for 50 years of growth. New wastewater systems will be required and details provided at the time of development.</p>	Rezone San Dona as Large Lot Residential Zone with an Urban Flood Assessment Overlay so that there is a consistent application of provisions across Mandeville North.
163.1	Planz Consultants - Andrew Ross - on behalf of Lamb and Hayward Ltd	NER - North East Rangiora	NER - North East Rangiora Development Area	General	Amend	<p>Oppose in part, as Development Area 'A' increases residential activity abutting the Lamb and Hayward site. Funeral related services and future expansion could be restricted by the National Policy Statement on Urban Development and medium density residential, unless these activities are permitted within residential areas.</p>	Omit or provide for recognition via an inclusion of funeral homes in the definition of spiritual or community facilities and include an appropriate rule and objective and policy framework to support this recognition.
163.2	Planz Consultants - Andrew Ross - on behalf of Lamb and Hayward Ltd	NER - North East Rangiora	NER - North East Rangiora Development Area	General	Amend	<p>Development Area 'B' proposes a road along the eastern boundary and Education/Community zoning along the western boundary which decreases the possibility of adverse effects and reverse sensitivity as these facilities are more accommodating of noise, built form and reduction in residential amenity.</p>	Amend to include buffer along northern boundary such as a green link and/or cycleway to the community/education zone.
163.3	Planz Consultants - Andrew Ross - on behalf of Lamb and Hayward Ltd	NER - North East Rangiora	NER - North East Rangiora Development Area	General	Amend	<p>As attached in Appendix A (see full submission), generally support North East Development Area 'B'. However the intersection control along Kippenberger Avenue and the new Road is assumed to be a stop sign. Request Council consider an intersection control that does not restrict access to the site from right turning traffic which a traffic light system or roundabout may have.</p>	Amend to ensure the intersection of the future road and Kippenberger Street will not restrict right turning traffic into the Lamb and Hayward site.
163.4	Planz Consultants - Andrew Ross - on behalf of Lamb and Hayward Ltd	MRZ – Medium Density Residential Zone	Policies	MRZ-P1	Amend	<p>Oppose MRZ-P1 in part. Concerned it will not enable funeral related services and facilities to further develop. Funeral services are an important and anticipated element in residential areas.</p>	<p>Include recognition of funeral home facilities via an inclusion of funeral homes in the definition of spiritual or community facilities and include an appropriate rule and objective and policy framework to support this recognition.</p> <p>Amend MRZ-P1 to include a policy that relates to expansion of existing activities to accommodate the strategic direction and operational need.</p>
163.5	Planz Consultants - Andrew Ross - on behalf of Lamb and Hayward Ltd	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R29	Amend	<p>Oppose in part. Lamb and Hayward have operated on the site since 1999. If they wish to expand their facility, it would be a non-complying activity. When considering a non-complying activity, the objectives and policies of the District Plan are required to be assessed. The wording of MRZ–P1 does not allow a pathway for expansion and considers any activity of the like, be it established or not, to be a non-complying activity.</p>	<p>Amend MRZ-R29 to state '<u>new</u> funeral related services and facility'.</p> <p>Seek the addition of a Medium Residential Density Zone Restricted Discretionary Activity status for funeral homes or the inclusion of funeral homes in the definitions of either spiritual facilities or community facilities to enable the expansion of funeral related services and facilities with the following matters of discretion:</p> <ul style="list-style-type: none"> <li>- Urban design;</li> <li>- Scale and intensity;</li> <li>- Traffic generation;</li> <li>- Noise</li> <li>- Reverse sensitivity.</li> </ul>
163.6	Planz Consultants - Andrew Ross - on behalf of Lamb and Hayward Ltd	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R30	Amend	<p>Support RLZ-R30 if Residential Medium Density and Development Areas don't proceed. Funeral services are recognised within the zone as a Discretionary Activity.</p>	Retain RLZ-30 as notified if Residential Medium Density and Development Areas don't proceed.
163.7	Planz Consultants - Andrew Ross - on behalf of Lamb and Hayward Ltd	Definitions	Definitions	Definition of community facility	Amend	<p>The Lamb &amp; Hayward funeral home is proposed to be Rural Lifestyle Zone, however the Development Area plan introduces a Medium Density Residential overlay on the site. Funeral homes are Discretionary in the Rural Lifestyle Zone, however are Non-complying in the Medium Density Residential Zone.</p>	Amend definition of 'community facility' to include funeral homes.
164.1	Sarah Clenshaw	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R11	Oppose	<p>Opposes RLZ-R11 as the staff limit of 5 is too prohibitive, and should allow 12 where there is sufficient parking. A 500m<sup>2</sup> area limit is too restrictive for production and storage, being 0.12% of a 4ha site. Request 20% of 4ha which consistent with home business. Working from home is increasing and should be provided for.</p>	Seeks review of RLZ-R11 and community consultation on reasonable limits for rural lifestyle blocks.
165.1	Edward and Justine Hamilton	Planning Maps	General	General	Amend	<p>Rezone 419 Whites Road, Ohoka, which has had commercial activity on site since the 1800's, from residential to commercial. Existing zoning could impact on plans to diversify and evolve business on the site.</p>	Rezone 419 Whites Road, Ohoka from residential to commercial.
166.1	New Zealand Defence Force	Definitions	Definitions	Definition of emergency service	Amend	<p>The New Zealand Defence Force is often involved in emergency service activity and should be included in the definition of 'emergency service'.</p>	<p>Amend the definition of 'emergency service' to add the New Zealand Defence Force to the example services listed:</p> <p>"means an authority or service that is responsible for the safety and welfare of people and property in the community during times of emergency that include, but are not necessarily limited to, fire service, ambulance, police, <u>New Zealand Defence Force</u> and emergency coordination authorities or services."</p>



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166.2	New Zealand Defence Force	Definitions	Definitions	Definition of hazardous facility	Support	Supports the exclusion of the use, transportation, or storage of any hazardous substance for any temporary military training activity, as military training activities are materially different.	Retain the definition of 'hazardous facility' as notified.
166.3	New Zealand Defence Force	Definitions	Definitions	Definition of infrastructure	Oppose	New Zealand Defence Force does not currently have major facilities in the District, however this does not preclude the need for future defence infrastructure. Defence facilities should be identified as infrastructure, as is done in a number of plans around the country, to provide clarity and certainty that defence facilities are included in the proposed objectives and policies concerning infrastructure.	Amend the definition of 'infrastructure' to include defence facilities:  "has the same meaning as in section 2 of the RMA <u>and also means defence facilities.</u> "
166.4	New Zealand Defence Force	Definitions	Definitions	Definition of regionally significant infrastructure	Support	Supports the inclusion of strategic infrastructure within this definition, which in turn includes defence facilities in its definition. Defence facilities are critical for security, safety and wellbeing and it is appropriate they are included in this definition.	Retain the definition of 'regionally significant infrastructure' as notified.
166.5	New Zealand Defence Force	Definitions	Definitions	Definition of strategic infrastructure	Support	Supports that defence facilities are identified as 'strategic infrastructure', as they are critical for security, safety and wellbeing.	Retain the definition of 'strategic infrastructure' as notified.
166.6	New Zealand Defence Force	Definitions	Definitions	Definition of reverse sensitivity	Support	Supports that 'reverse sensitivity' is recognised and provided for.	Retain the definition of 'reverse sensitivity'.
166.7	New Zealand Defence Force	Definitions	Definitions	Definition of temporary activity	Oppose	Seeks the exclusion of temporary military training activities from the 'temporary activity' definition, as they produce different effects. The draft provisions generally provide for these activities separately and exclusion from this definition will provide clarity around the application of rules.	Amend the definition of 'temporary activity' to exclude temporary military training activity:  "Temporary activity excludes markets and other activities held on a regular basis such as daily, weekly, fortnightly, or monthly, and temporary events ancillary to domestic scale residential activities. <u>Temporary activity also excludes temporary military training activity.</u> "
166.8	New Zealand Defence Force	Definitions	Definitions	Definition of temporary military training activity	Support	This definition appropriately identifies military training activities as separate from other temporary activities.	Retain the definition of 'temporary military training activity' as notified.
166.9	New Zealand Defence Force	Definitions	Definitions	Definition of temporary infrastructure	Oppose	Seeks that Temporary Military Training Activities are referenced in the 'temporary infrastructure' definition, as these activities could include temporary infrastructure such as pumps and fuel tanks.	Amend the definition of 'temporary infrastructure' to include infrastructure required for temporary military training activities:  "means portable or transportable infrastructure, such as generators, pumps or fuel tanks, required on a temporary basis, such as during construction or other temporary activity <u>including temporary military training activity</u> , for a finite period of time and which are removed from the site of the activity or stage of that activity for which they are temporarily required upon completion of that activity or stage of that activity."
166.10	New Zealand Defence Force	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O1	Support	Support EI-O1 as appropriate that efficient, effective, resilient, safe and sustainable infrastructure can be developed and maintained to benefit the well-being of the District, including in response to future needs.	Retain EI-O1 as notified.
166.11	New Zealand Defence Force	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O3	Support	Support EI-O3 as appropriate that reverse sensitivity is recognised and provided for in the plan	Retain EI-O3 as notified.
166.12	New Zealand Defence Force	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P1	Support	Support EI-P1 as appropriate that the benefits and provision of infrastructure is recognised	Retain EI-P1 as notified.
166.13	New Zealand Defence Force	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P5	Support	Support EI-P5 as appropriate that the functional and operational locational needs of infrastructure are taken into account in decision-making on new or major upgrades of infrastructure	Retain EI-P5 as notified
166.14	New Zealand Defence Force	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P6	Support	Support EI-P6 as it is appropriate that the adverse effects of other activities and development on infrastructure are managed and that these effects do not compromise its operation or development.	Retain EI-P6 as notified

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166.15	New Zealand Defence Force	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R9	Support	Support EI-R9. Also request that temporary infrastructure required for temporary military training is included in the definition for 'temporary infrastructure'.	Retain EI-R9 as notified. Include temporary infrastructure required for temporary military training in the definition for 'temporary infrastructure'.
166.16	New Zealand Defence Force	NOISE - Te orooro - Noise	Objectives	NOISE-O2	Support	Support NOISE-O2 and recognise reverse sensitivity.	Retain NOISE-O2 as notified.
166.17	New Zealand Defence Force	NOISE - Te orooro - Noise	Policies	NOISE-P2	Amend	Amend definition of 'temporary activity' to exclude temporary military training activities (TMTA) as these differ from other temporary activities and add a specific reference to TMTA in NOISE-P2.	Amend NOISE-P2 by adding TMTA:  "Enable specific noise generating activities of limited duration that are: 1. required for anticipated activities within zones or the District, including construction noise, audible bird scaring devices, frost control fans, temporary activities, <u>temporary military training activities</u> , and emergency services, and ..."
166.18	New Zealand Defence Force	NOISE - Te orooro - Noise	Activity Rules	NOISE-R2	Oppose	Seeks replacement noise standards for Temporary Military Training Activity (TMTA). The standards sought by NZDF divides noise sources into four categories that have different noise characteristics, with a different set of standards for each allowing a more comprehensive and appropriate method for controlling TMTA noise. Seeks controlled activity status, when compliance is not achieved to provide certainty an activity can proceed while controlling effects.	Amend and replace with the noise standards for temporary military training activities (refer to full submission for attachment 3). Amend matters of control:  "Activity status when compliance with NOISE-R2 (1) or (3) not achieved: CON Matters of control are restricted to <u>noise and duration</u> : <del>NOISE-MD1 - Noise</del> <del>Activity status when compliance with NOISE-R2 (2) not achieved: RDIS</del> <del>Matters of discretion are restricted to."</del>
166.19	New Zealand Defence Force	NOISE - Te orooro - Noise	Activity Rules	NOISE-R4	Oppose	Opposes standards in NOISE-R4 as they are unnecessarily restrictive for helicopter landing and takeoffs associated with temporary military training activities (TMTA). Noise from these activities can be appropriately managed by the use of NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas, and the updated noise standards supplied (refer to full submission for Attachment 3). Requests helicopter movements associated with TMTA are deleted from this rule.	Amend NOISE-R4:  "Helicopter movements This rule does not apply to helicopter movements at Rangiora Airfield or <u>as part of a temporary military training activity under NOISE-R2</u> or for emergency purposes provided for under NOISE-R5. ..."
166.20	New Zealand Defence Force	NOISE - Te orooro - Noise	Activity Rules	NOISE-R5	Support	Support NOISE-R5 permitted activity status for helicopter movements for emergency purposes as appropriate.	Retain NOISE-R5 as notified.
166.21	New Zealand Defence Force	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD1	Amend	NOISE-MD1 should be restricted to a general assessment of noise and duration rather than a report to be supplied.	Amend NOISE-MD1: "... <del>10. For temporary military training activities, the extent to which compliance with noise standards has been demonstrated by a report prepared by a suitably qualified and experienced acoustic consultant."</del>
166.22	New Zealand Defence Force	TEMP - Nga mahi taupua - Temporary activities	Objectives	General	Neutral	Requests temporary military training activities (TMTA) be specifically excluded from the definition of 'temporary activities' for clarity. Requests a specific objective for TMTA as they are not included in the objective and policy framework for temporary activities, although there are specific rules.	Add new objective TEMP-O2:  " <u>Temporary military training activities contribute to local and national security and provide for the health, safety and wellbeing of the community, and are enabled</u> ."
166.23	New Zealand Defence Force	TEMP - Nga mahi taupua - Temporary activities	Policies	General	Amend	Supports that temporary military training activities (TMTA) are not included in the definition of 'temporary activities' and requests that it is specifically excluded for clarity. There is no objective and policy framework for TMTA to support specific rules, and requests the addition of a specific policy.	Insert new policy TEMP-P6:  " <u>Enable temporary military training activities to be undertaken within the District where adverse effects on amenity values are avoided, remedied or mitigated.</u> "
166.24	New Zealand Defence Force	TEMP - Nga mahi taupua - Temporary activities	Policies	TEMP-P3	Amend	Requests TEMP-P3 reference temporary structures associated with temporary military training activities (TMTA). NZDF must undertake training in order to fulfil its statutory obligations under the Defence Act and at times, TMTA require the placement and use of a temporary building or structure which are completely removed after the TMTA exercise.	Amend TEMP-P3:  "Enable temporary structures required for construction or demolition <u>and temporary military training activities</u> , and temporary storage of relocatable buildings where potential effects on the transport system, and amenity values of the surrounding environment are mitigated by limiting the duration, and in the case of any relocatable building, the location and connection to services."

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166.25	New Zealand Defence Force	TEMP - Nga mahi taupua - Temporary activities	Activity Rules	TEMP-R5	Oppose	Supports permitted activity status of temporary military training activities (TMTA) across all zones but requests changes to rule and standards. Seeks TMTA buildings or structures, which are completely removed after the exercise has concluded, be permitted across all zones as buildings associated with construction have been. Considers 31 days/year shall not include set-up and pack-down activities and that requiring site to be restored to the condition prior to the TMTA activity is unnecessary. The standard that TMTA is not located in any Significant Natural Area applies is unclear and overly restrictive as other plan rules apply and effects are similar to other regular activities. Seeks matters of control be limited to character and amenity values only. Sites may be used more than once and are carefully selected, with landowner agreements, taking into account the management of effects. New Zealand Defence Force (NZDF) undertakes training to fulfil statutory obligations and controlled activity status provides certainty of activities proceeding with control of effects. TMTA generate few vehicle movements, sites are restored to good condition, and there are strict safety protocols including noise standards which NZDF seeks to include in the plan.	Amend TEMP-R5:  "Temporary Activities TEMP-R5 Temporary Military Training Activity <u>including associated buildings and structures.</u> Activity status permitted where: 1. the maximum duration of the activity is 31 consecutive days <u>(excluding set up and pack down activities)</u> at any one site; 2. <del>the activity is not located in any SNA;</del> 3. <del>the site is restored to the same condition as prior to the temporary activity within seven days of that activity ceasing.</del> Activity status when compliance with TEMP-R5 (1) and <del>TEMP-R5 (2)</del> not achieved: CON <del>Activity status when compliance with TEMP-R5 (2) or (3) not achieved: RDIS</del> Matters of control or discretion are restricted to: - TEMP-MD1 - Character and amenity values <del>- TEMP-MD2 - Transport</del> <del>- TEMP-MD3 - Site alteration, disturbance and remediation</del> <del>- TEMP-MD4 - Public safety and security"</del>
166.26	New Zealand Defence Force	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Activity Rules	ASW-R1	Amend	The New Zealand Defence Force must undertake training to fulfil its statutory obligations under the Defence Act. Amend ASW-R1 to add defence force purposes to the list of activities which are permitted on those specified waterbodies where the activity status is non-complying. Note the wording of (4) should end with an "or" rather than "and".	Amend ASW-R1: "... 3. the activity is undertaken for civil defence, fire fighting, or search and rescue <u>or defence</u> purposes; 4. the activity is undertaken by mana whenua for cultural and mahinga kai purposes; <del>and or</del> 5. the activity is undertaken for farm management purposes"
166.27	New Zealand Defence Force	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R4	Support	Support CE-R4 as it is appropriate that Less-Hazard Sensitive Activities within the Low and Medium Hazard Areas of the Coastal Hazard Overlays be permitted.	Retain CE-R4 as notified.
166.28	New Zealand Defence Force	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R1	Support	Support CE-R1 on the basis that the New Zealand Defence Force (NZDF) be included in the definition of 'emergency service'. This amendment would appropriately mean that NZDF vehicles could be used in these areas of higher value, when required.	Retain CE-R1 as notified.
166.29	New Zealand Defence Force	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R3	Oppose	Amend CE-R3 to exclude buildings and structures associated with the New Zealand Defence Force (NZDF) Temporary Military Training Activities (TMTA). TMTA can require the placement of temporary structures or buildings in the Coastal Environment Overlay. Standards relating to building dimensions and appearance are inappropriate for temporary structures. Structures required for water purification training are required to be located in proximity to the water source.	Amend CE-R3:  "This rule does not apply to buildings or structures located in existing Residential Zones that are within 20m of identified coastal natural character areas, <u>or to buildings or structures that are part of a temporary military training activity.</u> ..."
166.30	New Zealand Defence Force	EW - Ketuketū whenua - Earthworks	Earthworks Standards	EW-S1	Oppose	Opposes EW-S1 as too restrictive for minor earthworks for Temporary Military Training Activities (TMTA) in a Significant Natural Area (SNA) or Outstanding Natural Feature (ONF) - Ashley River/Rakahuri Saltwater Creek Estuary. 'Earthworks' definition includes alteration or disturbance of land except for gardening, cultivation or fencepost placement. New Zealand Defence Force obliged under the Defence Act to undertake training including a wide variety of temporary activities, and many have effects similar to other day-to-day activities. TMTA could be in an SNA or an ONF and could require minor earthworks for temporary structures e.g. for a tent or water purification, and land is reinstated. Indigenous vegetation clearance is managed separately by ECO rules, which TMTA would be subject to. Overly restrictive to prevent minor earthworks in a SNA or an ONF area and EW-S1 should contain a permitted activity volume threshold.	Amend EW-S1 to allow minor earthworks up to 5m <sup>3</sup> as a permitted activity in an Significant Natural Area or Outstanding Natural Feature - Ashley River/Rakahuri Saltwater Creek Estuary.
166.31	New Zealand Defence Force	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R5	Oppose	Amend NH-R5 to exclude infrastructure for Temporary Military Training Activities (TMTA). TMTA may require temporary infrastructure such as generators, fuel tanks and pumps, and any adverse effects can be avoided or mitigated or are minor. As NH-R5 applies in addition to EI-R1 to EI-R56, this would potentially mean TMTA would not be permitted in these flood hazard areas, for example water purification equipment training which requires temporary location of pumps and portable water tanks near a water body.	Amend NH-R5: "... 2. new infrastructure or an extension to existing infrastructure: ... c. is limited to a customer connection; <u>or</u> <u>d. is for temporary military training activity."</u>
167.1	Resource Management Group Limited - Teresa Walton - on behalf of Beach Road Estates Limited	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Support	Support SUB-S1 Medium Density Residential Zone 200m2 minimum area and no provisions for internal square or frontage.	Retain SUB-S1 as notified.
167.2	Resource Management Group Limited - Teresa Walton - on behalf of Beach Road Estates Limited	MRZ - Medium Density Residential Zone	Built Form Standards	MRZ-BFS2	Support	Support MRZ-BFS2 maximum building coverage of 55%.	Retain MRZ-BFS2 as notified.

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167.3	Resource Management Group Limited - Teresa Walton - on behalf of Beach Road Estates Limited	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS5	Amend	Support MRZ-BFS5 and seek that 6m garage road boundary setback only applies where garage doors face the road, if the setback purpose is to provide for vehicle parking in front of a garage, clear of the footpath/berm. Garages at right angles to the road should have the 2m road boundary setback for buildings and structures applied.	Amend MRZ-BFS5(1) and (2):  "1. Any building or structure, other than a garage <u>with a vehicle door facing the street</u> , shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: ... 2. Any garage <u>with a vehicle door facing the street</u> shall be set back a minimum of 6m from the road boundary. ..."
167.4	Resource Management Group Limited - Teresa Walton - on behalf of Beach Road Estates Limited	NH - MATEPA mahorahora - Natural hazards	Activity Rules	NH-R1	Support	Support NH-R1(1) in the Urban Flood Assessment Overlay as it provides for buildings to be erected to the level specified in an existing consent notice that is less than five years old. Rule NH-R1, as notified, provides certainty on the minimum floor level requirement for new dwellings that are constructed within these stages.	Retain NH-R1(1) as notified.
167.5	Resource Management Group Limited - Teresa Walton - on behalf of Beach Road Estates Limited	NH - MATEPA mahorahora - Natural hazards	Activity Rules	NH-R15	Support	Support NH-R15(1) in the Coastal Flood Assessment Overlay as it provides for buildings to be erected to the level specified in an existing consent notice that is less than five years old. NH-R15, as notified, provides certainty on the minimum floor level requirement for new dwellings that are constructed within these stages.	Retain NH-R15(1) as notified.
167.6	Resource Management Group Limited - Teresa Walton - on behalf of Beach Road Estates Limited	EKP - East Kaiapoi	Appendix	DEV-EKP-APP1	Oppose	Oppose the East Kaiapoi Outline Development Plan as it covers the Beachgrove subdivision but does not reflect the construction under Stages 1 and 2, consents for Stages 3 and 4, and proposal for Stages 5 to 8.	Delete the notified East Kaiapoi Outline Development Plan (ODP) and replace with the East Kaiapoi ODP attached as Appendix Two.
167.7	Resource Management Group Limited - Teresa Walton - on behalf of Beach Road Estates Limited	Planning Maps	General	General	Oppose	Amend planning map to rezone 25,27,29,31 and 35 Tuhoe Avenue from Medium Density Residential Zone to Commercial Neighbourhood Zone as the sites are currently vacant and have (lapsed) resource consent for multi-use and are still intended to comprise neighbourhood commercial/retail activities.	Rezone Lots 86 – 90 DP 485790 to Commercial Neighbourhood Zone.
168.1	Callum Ross - on behalf of Mandeville Village Limited Partnership	LCZ - Local Centre Zone	General	General	Support	Support the proposed rezoning of 468 Mandeville Road from Residential 4A Zone under the Operative District Plan to Local Centre Zone under the Proposed District Plan. Operative rules do not work in relation to issues such as scale of activity to meet existing and growing local demand, and parking provision. The success of the existing Mandeville Village activity, combined with predicted future population growth means more land is necessary, and more building floor space and parking is required. This can only be achieved with an expansion of the commercial zone, and the recent approval of the car park extension makes expanding the commercial zone onto 468 Mandeville Road logical.	Support the proposed rezoning of 468 Mandeville Road to Local Centre Zone.
168.2	Callum Ross	LCZ - Local Centre Zone	Objectives	LCZ-O1	Support	Support the proposed rezoning of 468 Mandeville Road, formerly zoned as Mandeville North Business 4 Zone and the adjacent allotment to the southeast, to Local Centre Zone. Submitter provided an assessment of how the proposed rezoning will achieve the current operational needs of the Mandeville Village while retaining the intended character of the development.	The proposed objectives for the Local Centre Zone as notified will ensure that the future expansion of the Mandeville Village development will meet the needs of the surrounding environment, to provide convenience retail for the growing rural residential population surrounding Mandeville. The objectives will ensure that larger format retail and commercial activities are focused in urban centres throughout the district.
168.3	Callum Ross	LCZ - Local Centre Zone	Policies	LCZ-P1	Support	Support the proposed rezoning of 468 Mandeville Road, formerly zoned as Mandeville North Business 4 Zone, and the adjacent allotment to the southeast, to Local Centre Zone. Submitter provided an assessment of how the proposed rezoning will achieve the current operational needs of the Mandeville Village while retaining the intended character of the development.	The proposed objectives and policies for the Local Centre Zone as notified will ensure that the future expansion of the Mandeville Village development will meet the needs of the surrounding environment, to provide convenience retail for the growing rural residential population surrounding Mandeville. The objectives and policies will ensure that larger format retail and commercial activities are focused in urban centres throughout the district.
168.4	Callum Ross	LCZ - Local Centre Zone	Activity Rules	LCZ-R4	Support	Support the proposed Local Centre Zone rules. LCZ-R4 is of particular relevance to 468 Mandeville Road and the type of development deemed appropriate by the attached retail assessments.	Retain LCZ-R4 as notified.
168.5	Callum Ross	LCZ - Local Centre Zone	Activity Rules	LCZ-R5	Support	Support the proposed Local Centre Zone rules. LCZ-R5 is of particular relevance to 468 Mandeville Road and the type of development deemed appropriate by the attached retail assessments.	Retain LCZ-R5 as notified.
168.6	Callum Ross	LCZ - Local Centre Zone	Activity Rules	LCZ-R6	Support	Supports the proposed Local Centre Zone rules. LCZ-R6 is of particular relevance to 468 Mandeville Road and the type of development deemed appropriate by the attached retail assessments.	Retain LCZ-R6 as notified.
168.7	Callum Ross	LCZ - Local Centre Zone	Activity Rules	LCZ-R14	Support	Support the proposed Local Centre Zone rules. LCZ-R14 is of particular relevance to 468 Mandeville Road and the type of development deemed appropriate by the attached retail assessments.	Retain LCZ-R14 as notified.
168.8	Callum Ross	LCZ - Local Centre Zone	Activity Rules	LCZ-R16	Support	Support the proposed Local Centre Zone rules. LCZ-R16 is of particular relevance to 468 Mandeville Road and the type of development deemed appropriate by the attached retail assessments.	Retain LCZ-R16 as notified.
168.9	Callum Ross	LCZ - Local Centre Zone	Activity Rules	LCZ-R19	Support	Support the proposed Local Centre Zone rules. LCZ-R19 is of particular relevance to 468 Mandeville Road and the type of development deemed appropriate by the attached retail assessments.	Retain LCZ-R19 as notified.
169.1	NZPork - Penny Cairns	Definitions Nesting Tables	Definitions Nesting Tables	General	Oppose	Adding 'primary production' to the definitions nesting tables would improve plan interpretation and administration.	Amend by inserting 'primary production' to the definitions nesting tables.
169.2	NZPork - Penny Cairns	Definitions	Definitions	Definition of agriculture	Oppose	Intensive and extensive primary production is an agricultural activity. The definition for 'agriculture' limits livestock activity to pastoral grazing, however the definition of 'primary production' identifies that agricultural and pastoral activities are different.	Delete or amend the definition of 'agriculture' to include intensive and extensive primary production.

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169.3	NZPork - Penny Cairns	Definitions	Definitions	Definition of farming and agriculture	Oppose	The definition does not relate to 'farming and agricultural suppliers'.	Amend to relate to 'farming and agricultural suppliers'.
169.4	NZPork - Penny Cairns	Definitions	Definitions	General	Amend	Seeks a new definition of 'ancillary rural earthworks' that includes the burying of infected material as a permitted activity to enable farmers to undertake earthworks in the event of a biosecurity incident. Not all biosecurity incursions trigger provisions in the Resource Management Act 1991 or Biosecurity Act 1993 to override consent requirements. District Plan limitations on earthworks may hinder an urgent response. Biosecurity incursions must be able to be managed quickly, to protect the viability of the New Zealand pork industry and avoid financial and welfare hardships. Pigs are also 'amplifier' hosts which may have consequences for dairy and meat exports.	Insert a definition of 'ancillary rural earthworks':  " <u>means:</u> <u>a. Normal agricultural and horticultural practices, such as cultivating and harvesting crops, ploughing, planting trees, root ripping, digging post holes, maintenance of drains, troughs and installation of their associated pipe networks, and realignment of fencelines, drilling bores and offal pits, burying of dead stock and plant waste;</u> <u>b. Land preparation and vegetation clearance undertaken as part of horticultural plantings; and</u> <u>c. Maintenance of existing walking tracks, farm and forestry tracks, driveways, roads and accessways within the same formation width,</u> <u>the burying of material infected by unwanted organisms as declared by the Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993</u> ".
169.5	NZPork - Penny Cairns	Definitions	Definitions	Definition of intensive indoor primary production	Amend	Seeks additional definitions for the typical range of intensive primary production activities. For clarity and plan administration a definition of 'extensive pig farming' should be included and a reference to industry codes of practice for ground cover maintenance. The definition is consistent with that of the Canterbury Regional Air Plan.	Amend and add definitions:  - ' <u>Intensive primary production</u> ' means any activity defined as intensive indoor primary production or intensive outdoor primary production. - ' <u>Intensive indoor primary production</u> ' (as per National Planning Standards) means <u>primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry,</u> - ' <u>Intensive outdoor primary production</u> ' means <u>any primary production activities involving the keeping or rearing of livestock (excluding calf-rearing for a specified time period), that principally occurs outdoors, which by the nature of the activity, precludes the maintenance of pasture or ground cover. Excludes 'extensive pig farming'.</u> - ' <u>Extensive pig farming</u> ' means <u>the keeping of pigs outdoors on land at a stock density which ensures permanent vegetation cover is maintained and in accordance with any relevant industry codes of practice, and where no fixed buildings are used for the continuous housing of animals.</u>
169.6	NZPork - Penny Cairns	Definitions	Definitions	Definition of intensive outdoor primary production	Amend	Seeks additional definitions for the typical range of intensive primary production activities. For clarity and plan administration a definition of 'extensive pig farming' should be included and a reference to industry codes of practice for ground cover maintenance. The definition is consistent with that of the Canterbury Regional Air Plan.	Amend and add definitions:  - ' <u>Intensive primary production</u> ' means any activity defined as intensive indoor primary production or intensive outdoor primary production. - ' <u>Intensive indoor primary production</u> ' (as per National Planning Standards) means <u>primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry,</u> - ' <u>Intensive outdoor primary production</u> ' means <u>any primary production activities involving the keeping or rearing of livestock (excluding calf-rearing for a specified time period), that principally occurs outdoors, which by the nature of the activity, precludes the maintenance of pasture or ground cover. Excludes 'extensive pig farming'.</u> - ' <u>Extensive pig farming</u> ' means <u>the keeping of pigs outdoors on land at a stock density which ensures permanent vegetation cover is maintained and in accordance with any relevant industry codes of practice, and where no fixed buildings are used for the continuous housing of animals.</u>
169.7	NZPork - Penny Cairns	Definitions	Definitions	Definition of primary production	Support	Support the clarity this definition provides noting that agricultural activities are separate to pastoral and horticultural activities.	Retain definition of 'primary production'.
169.8	NZPork - Penny Cairns	Definitions	Definitions	Definition of rural production	Oppose	The definition excludes outdoor intensive primary production activities or indoor intensive primary production activities effectively leaving these activities without objective and policy support in the plan.	Amend the definition of 'rural production' to include outdoor intensive primary production activities and indoor intensive primary production activities.
169.9	NZPork - Penny Cairns	Definitions	Definitions	Definition of sensitive activity	Support	Oppose that the definition of 'sensitive activity' does not cover other activities that are sensitive to the effects of primary production, and are permitted in rural zones.	Amend the definition of 'sensitive activity' to cover other activities e.g.:  - <u>Conservation activities</u> - <u>Recreation activities</u> - <u>Rural tourism</u> - <u>Equestrian and ancillary activities and facilities</u> - <u>Farmers market</u>
169.10	NZPork - Penny Cairns	Definitions	Definitions	General	Oppose	Oppose the lack of a definition for 'farm workers' accommodation'.	Insert new definition:  " <u>Farm workers' accommodation</u> <u>Means a minor residential unit for people whose duties require them to live on-site, and in the rural zones for people who work on the site or in the surrounding rural area. Includes farm managers, workers and staff.</u> "

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169.11	NZPork - Penny Cairns	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Oppose	Clear strategic direction is important on rural environment and primary production issues, including intensive farming. 'Intensive primary production' (indoor and outdoor) is a 'primary production' activity. The National Planning Standards zone description for General Rural Zone (GRUZ) includes "areas used predominantly for primary production activities, including intensive indoor primary production". While Rural Lifestyle Zone (RLZ) zone description includes "areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the GRUZ and Rural Production Zones, while still enabling primary production to occur". The Proposed District Plan provides for a GRUZ with a predominant land use of primary production. It provides for RLZ where "production activities and activities reliant on the natural and physical resources of the rural environment occur while recognising the predominant character is small rural sites with a more intensive pattern of land use and buildings than the GRUZ". Half of the District's pig farming occurs within the RLZ. Canterbury Regional Policy Statement (Policy 5.3.12) requires Council to provide for primary production and avoid reverse sensitivity. GRUZ should provide for "intensive indoor primary production" to align with National Planning Standards. GRUZ-P1 refers to "predominant land use character" which determines the planning response. The RLZ purpose should "enable primary production to occur". SD-O4 applies to 'rural land', not the 'rural environment' which encompasses a broader range of resources supporting productive rural activities. RURZ-O1 applies to the 'rural environment', while RURZ-P2 applies to 'rural land'; thus the cascade from SD-O4 is not apparent. SD-O4 introduces a hierarchy of support and protections for 'rural production' yet excludes intensive farming activities from 'rural production' definition. This conflicts with the zone framework and excludes intensive farming from a strategic objective.	Amend SD-O4:  "Rural land <del>Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), rural land is managed to ensure that it remains available for productive rural activities by:-</del> <del>1. providing for rural production activities, activities that directly support rural production activities and activities reliant on the natural resources of Rural Zones and limit other activities; and</del> <del>2. ensuring that within rural areas the establishment and operation of rural production activities are not limited by new incompatible sensitive activities.</del> <u>Rural Environment</u> <u>Waimakariri District's productive land and versatile soil is retained for primary production, and primary production activities are enabled to ensure that rural communities can thrive, use resources efficiently and contribute positively to the district and national identity and economy."</u>
169.12	NZPork - Penny Cairns	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Supports UFD-P2 avoidance principle for 'tier 2' development outlined in UFD-P2(2). However seeks consideration of effects on primary production and highly productive land.	Amend UFD-P2 to include criteria for considering effects on primary production and highly productive land.
169.13	NZPork - Penny Cairns	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	Seek amendment to extend UFD-P10 to apply to all new development areas to control any other development areas introduced via private plan change.	Amend UFD-P10 so it applies to all new development areas.
169.14	NZPork - Penny Cairns	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	SUB-O1 refers to rural character maintenance but does not avoid or mitigate reverse sensitivity effects of subdivision on existing lawful activities where practicable.	Amend SUB-O1:  "Subdivision design achieves an integrated pattern of land use, development, and urban form, that: ... <u>Ensures that reverse sensitivity effects of subdivision on permitted and existing lawfully established activities are avoided where practicable, or mitigated where avoidance is not practicable."</u>
169.15	NZPork - Penny Cairns	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Amend	Avoidance of subdivision reverse sensitivity effects on established primary production should be a principal outcome.	Amend SUB-P1:  "Enable subdivision that: ... <u>Avoids where practicable, or otherwise mitigates, potential reverse sensitivity effects of sensitive activities (particularly residential and lifestyle development) establishing near primary production including intensive primary production activities."</u>
169.16	NZPork - Penny Cairns	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Support	Support SUB-P2 to ensure subdivision in rural zones retains rural land for primary production.	Retain SUB-P2 as notified.
169.17	NZPork - Penny Cairns	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Oppose	Outline Development Plan criteria must address rural-urban interface.	Amend SUB-P6 to add new criteria:  <u>"Any methods or boundary treatments required to avoid or mitigate reverse sensitivity effects and promote compatible land use activities and encourage the use of generous setbacks, public roads and reserves as buffers between urban and rural land uses."</u>



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169.18	NZPork - Penny Cairns	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S2	Amend	Support Building Platform identification to address conflict between lifestyle activity and primary production consistent with separation of intensive primary production from sensitive activities and interfaces (GRUZ-BFS5). Setback should apply to new building platforms for sensitive activities in rural production environment. Note that intensive production have unreasonable rules for light and noise and activity status where there are new residences.	Amend SUB-S2:  <del>"Any new allotment in the Rural Zones shall include one or more identified building platform, and a sewage disposal area, unless it is required to be serviced by a reticulated wastewater system.</del> <u>1. For each new allotment capable of containing a residential dwelling, at least one stable building platform of 30 metres by 30 metres must be identified which is capable of (but is not limited to) containing a dwelling, a vehicle manoeuvring area and any accessory buildings, in compliance with the performance standards and performance criteria for the zone where it is located (including dwelling setbacks applicable to that zone)</u> <u>2. The building platform shall be setback 300m from the closest outer edge of any paddocks, hard-stand areas, structures, or buildings used to hold or house stock, and wastewater treatment systems used for intensive primary production.</u> <u>The establishment of a building platform on the same site as the intensive primary production are exempt from this rule requirement."</u>
169.19	NZPork - Penny Cairns	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD2	Amend	Oppose lack of subdivision design criteria for subdivision design and effects on rural production potential.	Amend to include subdivision design criteria for subdivision design effects on the productive potential of rural resources.
169.20	NZPork - Penny Cairns	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD10	Support	Support clear assessment criteria for reverse sensitivity effects on rural activities including intensive farming.	Retain SUB-MCD10 as notified.
169.21	NZPork - Penny Cairns	EW - Ketuketu whenua - Earthworks	Introduction	Introduction	Support	Support that Earthworks Chapter introduction recognises earthworks as integral to rural land use and development.	Retain Earthworks Chapter introduction as notified.
169.22	NZPork - Penny Cairns	EW - Ketuketu whenua - Earthworks	Objectives	EW-O1	Oppose	Oppose narrow focus of EW-O1.	Amend EW-O1:  <del>"Earthworks are undertaken in a way that minimises adverse effects on amenity values, cultural values, property, infrastructure and the health and safety of people and the environment.</del> <u>Earthworks necessary for the construction, maintenance or operation of activities are enabled, provided that adverse environmental effects, including effects on health and safety and natural hazards, are avoided, remedied or mitigated."</u>
169.23	NZPork - Penny Cairns	EW - Ketuketu whenua - Earthworks	Activity Rules	General	Oppose	Oppose lack of methods to enable and manage 'ancillary rural earthworks' effects.	Amend Earthworks Chapter to provide permitted activity status, standards and definition for 'ancillary rural earthworks', to exclude biosecurity purposes.
169.24	NZPork - Penny Cairns	LIGHT - Turamarama - Light	Introduction	Introduction	Amend	Light Chapter introduction has an urban focus and should recognise and enable artificial outdoor lighting for primary production.	Amend the introduction:  "Outdoor lighting can have both positive and negative effects on amenity values. Lighting can benefit people and communities, for example by improving pedestrian and transport safety, and can be required for <u>primary production</u> , night-time work, security and recreation. ... "
169.25	NZPork - Penny Cairns	LIGHT - Turamarama - Light	Objectives	LIGHT-O1	Oppose	Oppose that LIGHT-O1 excludes intensive primary production as these are not deemed 'rural production' despite primary production relying on outdoor lighting.	Delete LIGHT-O1 and replace with an objective that includes intensive primary production activities.
169.26	NZPork - Penny Cairns	LIGHT - Turamarama - Light	Policies	LIGHT-P1	Support	Support LIGHT-P1 providing for use artificial lighting for operational and functional purposes.	Retain LIGHT-P1 as notified.
169.27	NZPork - Penny Cairns	LIGHT - Turamarama - Light	Light standards	LIGHT-S1	Oppose	Oppose as unreasonable to apply this standard to an existing primary production activity and existing use rights would not avoid conflict and reverse sensitivity operational constraints. Lifestyle sites/bonus allotments could constrain established primary production.	Delete LIGHT-S1 as it relates to new sites and new road corridors.
169.28	NZPork - Penny Cairns	LIGHT - Turamarama - Light	Light standards	LIGHT-S2	Oppose	Oppose LIGHT-S2 as reasonable for existing development, does not control new sensitive activities and is unreasonable to be applied to existing primary production activities that could be constrained by new sensitive development. Existing use rights would not avoid reverse sensitivity conflict and constraint.	Delete LIGHT-S2 as it relates to existing sites, roads, footpaths and cycle paths.
169.29	NZPork - Penny Cairns	NOISE - Te orooro - Noise	Introduction	Noise	Oppose	Oppose Noise Chapter introduction because of urban focus. Improve to recognise and enable primary production noise.	Amend the Noise Chapter introduction: "... Residential Zones anticipate quiet night-time conditions, as noise can disturb relaxation and sleep. Commercial and Mixed Use Zones and Industrial Zones normally have a greater tolerance for noise that reflects the working environment. <u>In the rural zones a range of animal and mechanical sounds often characterize the working nature of the rural environment</u> ..."

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169.30	NZPork - Penny Cairns	NOISE - Te orooro - Noise	Objectives	NOISE-O1	Oppose	Oppose NOISE-O1 narrowness, focus on amenity values. Does not address character.	Amend NOISE-O1:  "Noise does not adversely affect human health, communities, natural values and <del>the anticipated amenity values of the receiving environment.</del> <u>noise effects that are compatible with the role, function and predominant character of each receiving environment.</u> "
169.31	NZPork - Penny Cairns	NOISE - Te orooro - Noise	Objectives	NOISE-O2	Oppose	Oppose NOISE-O2 urban and infrastructure focus and that rural reverse sensitivity effects from noise are not addressed.	Amend NOISE-O2:  "The operation of regionally significant infrastructure and strategic infrastructure, activities within <u>Rural Zones</u> , Commercial and Mixed Use Zones and Industrial Zones and identified existing activities are not adversely affected by reverse sensitivity effects from noise sensitive activities."
169.32	NZPork - Penny Cairns	NOISE - Te orooro - Noise	Policies	NOISE-P1	Oppose	Adverse effects of noise generating activities are minimised by controlling noise components, and not by limiting them.	Amend NOISE-P1:  "Minimise adverse noise effects by: 1. <del>limiting</del> <u>controlling</u> the noise level, location, duration, time, intensity and any special characteristics of noise generating activities, to reflect the function, character and amenity values of each zone ..."
169.33	NZPork - Penny Cairns	NOISE - Te orooro - Noise	Activity Rules	NOISE-R7	Oppose	Opposed NOISE-R7 as it excludes intensive primary production from permitted activities for noise as not deemed as agriculture.	Delete Noise-R7 and replace with a rule that includes intensive primary production activities.
169.34	NZPork - Penny Cairns	RURZ - General Objectives and Policies for all Rural Zones	Introduction	Introduction	Amend	Introduction should describe main use is for primary production, which includes intensive primary production, to align with General Rural Zone description of National Planning Standards and reasons for adopting policies and methods.	Amend introduction:  "The purpose of the chapter is to enable a range of primary production activities, including pastoral farming, livestock, <u>intensive primary production</u> , horticulture and forestry as well as other activities that rely on or support the natural resources within rural areas. <u>The General Rural Zone, which encompasses the largest proportion of the rural area of the District is used primarily for primary production.</u> ..."
169.35	NZPork - Penny Cairns	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O1	Support	Support RURZ-O1 seeking land use character of predominantly primary production activities.	Retain RURZ-O1 as notified.
169.36	NZPork - Penny Cairns	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O2	Support	Support RURZ-O2 being short and clear to ensure Rural Zones support primary production activities that provide direct support and with a functional need to be in Rural Zones.	Retain RURZ-O2 as notified.
169.37	NZPork - Penny Cairns	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P1	Support	Support RURZ-P1 rural amenity and character outcomes, particularly separation between buildings on other properties for privacy and openness and low levels of signs, noise, traffic, odour, outdoor lighting and buildings that recognise primary production and rural industry activities are part of rural character, and also recognise functional need for large buildings and a range of seasonal, short term or intermittent effects.	Retain RURZ-P1 as notified.
169.38	NZPork - Penny Cairns	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P2	Support	Support RURZ-P2 that seeks to maintain availability and life supporting capacity of land for primary production. Intensive primary production activities may need to be on highly productive land where there are economic and operational benefits from grouping these activities in specific rural locations.	Retain RURZ-P2 as notified.
169.39	NZPork - Penny Cairns	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P5	Support	Support RURZ-P5 as minor residential units are critical to provide farm worker accommodation in rural zone.	Retain RURZ-P5 as notified.

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169.40	NZPork - Penny Cairns	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P8	Amend	Support RURZ-P8 avoiding new sensitive activities establishing near existing intensive primary production activities where this may compromise existing activity operation. Also ensure separation distance between existing sensitive activities and new primary production.	Amend RURZ-P8:  "Minimise the potential for reverse sensitivity effects by: 1. avoiding the establishment of any new sensitive activity near existing intensive <del>indoor</del> primary production activities, <del>intensive outdoor primary production activities</del> , waste management facilities, quarrying activities, mining activities, and rural industry in circumstances where the new sensitive activity may compromise the operation of the existing activities; 2. managing the establishment of new sensitive activities near other primary production activities; ensuring adequate separation distances between existing sensitive activities and new intensive <del>indoor</del> primary production activities, <del>intensive outdoor primary production activities</del> , quarrying activities, mining and rural industry; and..."
169.41	NZPork - Penny Cairns	GRUZ - General Rural Zone	Introduction	Introduction	Amend	Support purpose of the General Rural Zone in the introduction to provide for primary production activities and supporting activities and activities reliant on natural resources within the zone, however the introduction purpose is not the same as in GRUZ-O1 and omits physical resources and land fragmentation, which is confusing.	Amend General Rural Zone introduction purpose to be consistent with GRUZ-O1.
169.42	NZPork - Penny Cairns	GRUZ - General Rural Zone	Objectives	GRUZ-O1	Amend	Structure of GRUZ-O1 has interpretation issues with dominance of Natural and Physical Resources.	Amend GRUZ-O1:  " <del>Natural and physical resources and</del> Primary production activities which contribute to the District's rural productive economy <u>and rely on the natural and physical resources of the rural environment</u> dominate while fragmentation of land into small rural parcels is restricted."
169.43	NZPork - Penny Cairns	GRUZ - General Rural Zone	Policies	GRUZ-P1	Support	Support GRUZ-P1 clear description of General Rural Zone character with predominantly primary production including intensive primary production.	Retain GRUZ-P1 as notified.
169.44	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R2	Support	Support GRUZ-R2 permitted activity for primary production activities.	Retain GRUZ-R2 as notified.
169.45	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R4	Amend	Support minor residential unit provision in GRUZ-R4 but oppose limiting farm worker minor residential units to 90m <sup>2</sup> . This not practical for intensive primary production where farm workers (and families) need to live onsite and not in seasonal accommodation. Non-complying status is appropriate for the scale and likely effect of this activity which should be a permitted activity standards.	Amend GRUZ-R4:  "where: - <u>In the case of a minor residential unit used for farm workers accommodation;</u> - <u>limited to a maximum GFA of 120m2 (exclusive of garages, and decks); and</u> - <u>must share vehicle access with the principal residential unit on the site.</u> "
169.46	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R7	Oppose	Oppose GRUZ-R7 permitted activity status for visitor accommodation in the General Residential Zone because of likely conflict with primary production and lack of objective and policy support as an appropriate resource management response for the zone.	Delete GRUZ-R7 or change activity status.
169.47	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R13	Oppose	Oppose permitted activity status for 'conservation activities' in the General Rural Zone as per GRUZ-R13 as the definition includes activities involving people and visitors in the rural environment that could be sensitive to primary production effects. 'Conservation activities' permitted activity status is not supported by objectives and policies as an appropriate resource management response in the zone.	Delete GRUZ-R13 or change activity status.
169.48	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R14	Oppose	Oppose permitted activity status for recreation activities in the GRUZ, as per GRUZ-R14. These are sensitive activities likely to conflict with all primary production activities. The activities are not supported by an objective and policy structure that leads to a permitted activity rule as being an appropriate resource management response in this zone.	Delete GRUZ-R14 or change activity status.
169.49	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R15	Oppose	Oppose permitted activity status for rural tourism in the General Rural Zone, as per GRUZ-R15. These are sensitive activities likely to conflict with primary production and permitted activity status is not supported by objectives and policies as an appropriate resource management response in the zone. Permitted activity standards include setback from a residential unit, or sensitive activity but do not consider situation relative to intensive primary production except for 10m setback.	Delete GRUZ-R15 or change activity status.
169.50	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R17	Amend	Support restricted discretionary activity status for Intensive Primary Production where minimum conditions are met, as per GRUZ-R17.	Combine GRUZ-R17, GRUZ-R18 into new rule for Intensive Primary Production and retain RDIS activity status.
169.51	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R18	Amend	Support restricted discretionary activity status for Intensive Primary Production where conditions are met as per GRUZ-R18	Combine GRUZ-R17, GRUZ-R18 into one rule for Intensive Primary Production and retain restricted discretionary activity status.
169.52	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R21	Support	Support restricted discretionary activity status for Equestrian and ancillary activities and facilities in the General Rural Zone as these are sensitive activities that could conflict with primary production and permitted activity status is not supported by objectives and policies as an appropriate resource management response as per GRUZ-R21	Retain GRUZ-R21 activity status as proposed.
169.53	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R22	Support	Support restricted discretionary activity status for farmers markets in General Rural Zone as they are sensitive activities that may conflict with primary production and permitted activity status is not supported by an objectives and policies.	Retain GRUZ-R22 activity status as notified.

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169.54	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R25	Support	Support discretionary activity status for educational facilities in the General Rural Zone as are sensitive activities that may conflict with primary production and activity is not supported by an objectives and policies.	Retain GRUZ-R25 activity status as notified.
169.55	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R26	Support	Support discretionary activity status for community facilities in the General Rural Zone as are sensitive activities that may conflict with primary production and activities are not supported by objectives and policies.	Retain GRUZ-R26 activity status as notified.
169.56	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R27	Support	Support discretionary activity status for wedding and event facilities in the General Rural Zone as are sensitive activities likely to conflict with primary production and activities are not supported by objectives and policies.	Retain GRUZ-R27 activity status as notified.
169.57	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R28	Support	Support discretionary activity status for Cemetery and funeral related services and facilities in the General Rural Zone as are sensitive activities likely to conflict with all primary production and activities are not supported by an objectives and policies.	Retain GRUZ-R28 activity status as notified.
169.58	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R31	Support	Support discretionary activity status for waste management facilities in the General Rural Zone as activities are likely to conflict with primary production particularly for biosecurity, and permitted activity status is not supported by objectives and policies.	Retain GRUZ-R31 activity status as notified.
169.59	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R33	Support	Support discretionary activity status for recreation facilities in the General Rural Zone as are sensitive activities likely to conflict with primary production and permitted activity status are not supported by objectives and policies.	Retain GRUZ-R33 activity status as notified.
169.60	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R34	Support	Support discretionary activity status for camping grounds in the General Rural Zone as are sensitive activities likely to conflict with primary production activities and permitted activity status is not supported by objectives and policies.	Retain GRUZ-R34 as notified.
169.61	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R36	Support	Support discretionary activity status for sports shooting facility in the General Residential Zone as likely to conflict with primary production activities including bringing people into the working rural environment and stock disturbance. Permitted activity status is not supported by objectives and policies.	Retain GRUZ-R36 as notified.
169.62	NZPork - Penny Cairns	GRUZ - General Rural Zone	Activity Rules	GRUZ-R37	Support	Support Discretionary Activity status for non-compliance with GRUZ-R37.	Retain GRUZ-R37 as notified.
169.63	NZPork - Penny Cairns	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS5	Amend	Support separation distances to and from intensive primary production activity but extend to all Sensitive Activities. Restricted discretionary activity status is not commensurate with potential conflict from non-compliance, and is not consistent with establishing intensive primary production activity. Non-complying activity status signals significant concern, discourages and provides for robust assessment, and notified process with interest to the wider rural sector.	Amend GRUZ-BFS5:  "1. Any new <del>residential unit or minor residential unit or accessory building used for overnight accommodation</del> <u>sensitive activity</u> shall be set back a minimum of: a. 20m from any existing intensive <del>indoor</del> primary production <del>intensive outdoor</del> primary production activity where it is located on the same site; b. 300m from any existing intensive <del>indoor</del> primary production or <del>intensive outdoor</del> primary production activity where it is located on a site in different ownership; ... Activity status when compliance not achieved: <del>RDISNC</del> "
169.64	NZPork - Penny Cairns	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS6	Oppose	Mobile Pig Shelters (partially or fully roofed) fall within 'building and structure' definition. Provide relief from buildings and structures rules for mobile pig shelters as they are variable and critical to pig farming system.	Provide relief from the rules for buildings and structures as applied to mobile pig shelters.
169.65	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Introduction	Introduction	Amend	Support description of the purpose of Rural Lifestyle Zone (RLZ) in the chapter Introduction, to provide for primary production, supporting rural activities and activities relying on the zone's natural resources, while recognising character derived from smaller sites. However the purpose is different to that in RLZ-O1 and omits physical resources and changes in terminology from 'providing' for primary production, to that they 'occur'. Concern with use of RLZ, robustness of zone framework and inconsistency with description of the zone in National Planning Standards: <i>Rural Lifestyle Zone: Areas used predominantly for a <u>residential lifestyle</u> within a rural environment on lots smaller than those of the General rural and Rural production zones, while still enabling primary production to occur.</i> If intent is not that this area is used predominantly for a residential lifestyle then General Rural Zone is an alternative with precinct provisions for subdivision. Can assume predominance of residential lifestyle outcomes including amenity and character which conflicts with primary production. Need robust framework to support and enable existing primary production.	Amend purpose of the Rural Lifestyle Zone in the chapter Introduction to be consistent with RLZ-O1.
169.66	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Objectives	RLZ-O1	Amend	Support RLZ-O1 as clear objective noting inconsistency with the purpose in the Rural Lifestyle Zone Introduction.	Amend RLZ-O1:  " <u>Provide for</u> Primary production activities and activities reliant on the natural and physical resources of the rural environment <del>while</del> while recognising that the predominant character is small rural sites with a more intensive pattern of land use and buildings than the General Rural Zone."
169.67	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Policies	RLZ-P1	Amend	RLZ-P1 definition of zone character should include intensive and small-scale primary production activities characterising the zone. The District is the second largest pig farming district with 10 existing indoor and outdoor pig farms, with half located in the proposed Rural Lifestyle Zone, and along with other activities, cannot be considered small scale.	Amend RLZ-O1: "... 1. a highly modified landscape strongly influenced by fine grained patterns and processes of human induced activity, including a predominance of small rural lots with a resulting pattern of residential units, buildings, fencing, amenity and domestic planting mixed with <del>smaller-scale</del> primary production activities; ..."

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169.68	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Policies	RLZ-P2	Amend	Support RLZ-P2 as clear policy seeking to generally avoid new sites, or residential units on sites. Improve policy by identifying setback and activity separation requirements to achieve zone outcomes, keep land for, and support, primary production and avoid reverse sensitivity.	Amend RLZ-P2:  "Activity setback and separation distance requirements are met."
169.69	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R2	Support	Support RLZ-R2 permitted activity status for primary production.	Retain RLZ-R2 as notified.
169.70	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R4	Amend	Support RLZ-R4 providing for minor residential unit but oppose 90m <sup>2</sup> limit applying to farm worker units as impractical for intensive primary production where farm workers need to live on site and not seasonal arrangements. Non-complying activity status for non-compliance is appropriate for scale and likely effects which should be permitted activities.	Amend RLZ-R4: "... - In the case of a minor residential unit used for farm workers accommodation; - limited to a maximum GFA of 120m2 (exclusive of garages, and decks); and - must share vehicle access with the principal residential unit on the site, ..."
169.71	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R7	Oppose	Oppose RLZ-R7 permitted activity status for visitor accommodation which is a sensitive activity likely to conflict with primary production, and permitted status in this zone is not supported by objectives and policies.	Delete RLZ-R7 or change activity status.
169.72	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R13	Oppose	Oppose RLZ-R13 permitted activity status for conservation activities as this includes activities sensitive to primary production effects that involve people and visitors in the rural environment e.g. retail, nurseries, research and education. Permitted status is not supported by objectives and policies as appropriate in the zone.	Delete RLZ-R13 or change activity status.
169.73	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R14	Oppose	Oppose RLZ-R14 permitted activity status for recreation activities which are sensitive activities likely to conflict with primary production and permitted activity status is not supported by objectives and policies as appropriate in the zone.	Delete RLZ-R14 or change activity status.
169.74	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R15	Oppose	Oppose RLZ-R15 permitted activity status for rural tourism which are sensitive activities likely to conflict with primary production activities. Permitted activity status is not supported by objectives and policies as appropriate in the zone. Setbacks are necessary from a residential unit, or sensitive activity but not from intensive primary production with the exception of a 10m yard setback.	Delete RLZ-R15 or change activity status.
169.75	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R18	Amend	Support RLZ-18 restricted discretionary activity status for Intensive Primary Production where minimum conditions are met.	Combine RLZ-R18, RLZ-R19 into one new rule covering Intensive Primary Production Retain restricted discretionary activity status.
169.76	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R19	Amend	Support restricted discretionary activity status for Intensive Primary Production where conditions are met.	Combine RLZ-R18, RLZ-R19 into one new rule covering Intensive Primary Production. Retain restricted discretionary activity status.
169.77	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R22	Support	Support RLZ-R22 restricted discretionary activity status for Equestrian and ancillary activities and facilities as are sensitive activities likely to conflict with primary production activities. Permitted activity status is not supported by objectives and policies.	Retain RLZ-R22 activity status as proposed.
169.78	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R23	Support	Support restricted discretionary activity status for farmers markets as these are sensitive activities likely to conflict with primary production activities. Permitted activity status is not supported by objectives and policies.	Retain RLZ-R23 activity status as notified.
169.79	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R26	Support	Support discretionary activity status for educational facilities as these are sensitive activities likely to conflict with primary production activities. Permitted activity status is not supported by objectives and policies.	Retain RLZ-R26 activity status as notified.
169.80	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R27	Support	Support RLZ-R27 discretionary activity status for community facilities as these are sensitive activities likely to conflict with primary production activities. Permitted status is not supported objectives and policies.	Retain RLZ-R27 activity status as notified.
169.81	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R28	Support	Support RLZ-R28 discretionary activity status for wedding and event facilities as these are sensitive activities likely to conflict with primary production activities. Permitted activity status is not supported by objectives and policies.	Retain RLZ-R28 activity status as notified.
169.82	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R29	Support	Support RLZ-29 discretionary activity status for Cemetery and funeral related services and facilities as these are sensitive activities likely to conflict with primary production. Permitted activity status is not supported by objectives and policies.	Retain RLZ-R29 activity status as notified.
169.83	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R32	Support	Support RLZ-R32 discretionary activity status for Waste management facilities as these are likely to conflict with primary production, particularly biosecurity. Permitted activity status is not supported by objectives and policies.	Retain RLZ-R32 activity status as notified.
169.84	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R34	Support	Support RLZ-R34 discretionary activity status for Recreation facilities as these are sensitive activities likely to conflict with primary production. Permitted activity status is not supported by objectives and policies.	Retain RLZ-R34 activity status as notified.
169.85	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R35	Support	Support RLZ-R35 discretionary activity status for camping grounds as these are sensitive activities likely to conflict with primary production. Permitted activity status is not supported by objectives and policies.	Retain RLZ-R35 as notified.
169.86	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R37	Support	Support RLZ-R37 discretionary activity status for sports shooting facility as these are likely to conflict with primary production particularly by bringing people into the working rural environment and stock disturbance. Permitted activity status is not supported by objectives and policies.	Retain RLZ-R37 as notified.
169.87	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R38	Support	Support RLZ-R38 Discretionary Activity status for non-compliance.	Retain RLZ-R38 as notified.

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169.88	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Built Form Standards	RLZ-BFS5	Amend	Support separation distances to and from intensive primary production but should extend to all Sensitive Activities. Restricted discretionary activity status is not commensurate with effects from non-compliance and potential to undermine plan integrity. Non-compliance activity status is not consistent with new intensive primary production, as it signals a significant concern, non-compliance should be discouraged, provides for a robust assessment, notification of decision process of interest to wider rural sector.	Amend RLZ-BFS5:  "1. Any new <del>residential unit or minor residential unit or accessory building used for overnight accommodation</del> <u>sensitive activity</u> shall be set back a minimum of: a. 20m from any existing intensive <del>indoor</del> primary production, <del>intensive outdoor primary production</del> activity where it is located on the same site; b. 300m from any existing intensive <del>indoor</del> primary production <del>or intensive outdoor primary production</del> activity where it is located on a site in different ownership; ... Activity status when compliance not achieved: <del>RDISNC</del> ."
169.89	NZPork - Penny Cairns	RLZ - Rural Lifestyle Zone	Built Form Standards	RLZ-BFS6	Oppose	Concerned Mobile Pig Shelters (partially or fully roofed) would be defined as a building and structures. Rules for buildings and structures should provide relief for mobile pig shelters which have variable forms and are a critical for pig farming.	Provide relief for mobile pig shelters from the rules for buildings and structures.
169.90	NZPork - Penny Cairns	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD2	Amend	Improve RURZ-MD2 by referring to adherence to relevant industry guidelines and good management practices.	Amend RURZ-MD2:  "Housing of animals ... <u>7. Adherence to relevant industry guidelines and good management practices.</u> "
169.91	NZPork - Penny Cairns	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD3	Amend	Improve RURZ-MD3 criteria to: a) Identify that it is not the character and amenity values of the activity that is being considered but the effects of that activity on character and amenity values. b) Address reverse sensitivity on lawfully established activities not limited to adjacent sites. c) Require consideration of alternative locations.	Amend RURZ-MD3:  "Character and amenity values <del>of the activity</del> ... 4. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other <u>permitted and lawfully established</u> activities occurring on <del>adjacent</del> rural sites. ... <u>9. The extent to which alternative locations have been considered.</u> "
169.92	NZPork - Penny Cairns	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD8	Amend	Improve RURZ-MD8 criteria to: a) Address reverse sensitivity on lawfully established activities not limited to adjacent sites. b) Provide clear matters of discretion associated with infringements relating to sensitive activities in proximity to intensive primary production. c) Require consideration of alternative locations.	Amend RURZ-MD8:  "Setbacks ... 6. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other permitted <u>or lawfully established</u> activities occurring on <del>adjacent rural properties sites</del> . 7. <u>The likelihood of the proposed activity to generate reverse sensitivity effects on the intensive primary production activity and the potential impact these effects may have on the continuing effective and efficient operation of the intensive primary production activity.</u> ... <u>10. The extent to which alternative locations have been considered.</u> "
169.93	NZPork - Penny Cairns	GRUZ - General Rural Zone	Policies	GRUZ-P2	Support	Support clear policy limiting land fragmentation to where adverse effects on primary production are avoided.	Retain GRUZ-P2 as notified.
170.1	Todd Kirk and; Anna Denise Halliday	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle zoning of 150 Verona Place and San Dona area, Mandeville and application of zone objectives and policies. Seek rezoning to Large Lot Residential Zone and apply zone objectives and policies.	Rezone San Dona area and 150 Verona Place from Rural Lifestyle Zone to Large Lot Residential Zone.
171.1	Rayonier Matariki Forests - Andy Fleming	National environmental standards	National Environmental Standards	National environmental standard for plantation forestry	Support	The NESPF provides specific provision for forestry activities such as earthworks, harvesting, replanting and considers adverse effects on the environment with appropriate standards for the District. Often the Proposed District Plan refers to Plantation Forestry but only certain forests over 1ha and certain provisions do not appear to align with the statement set out in Part 1 of the NESPF.	Other points within this submission identify where there is lack of clear alignment with the NESPF. Rather than refer to Plantation forestry to specifically identify which forestry activity within the NESPF is applicable. Clear identification with each topic if the NESPF applies or does not.
171.2	Rayonier Matariki Forests - Andy Fleming	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Introduction	Introduction	Oppose	Lack of clarity about alignment with National Environmental Standard for Plantation Forestry (NES-PF) as despite rules referring to indigenous understory within plantation forestry, there is no statement about whether the NES-PF prevails for plantation forestry activities within Significant Natural Areas (SNAs) and indigenous vegetation clearance. Unmapped SNAs provides no uncertainty for plantation forestry, particularly in relation to Regulation 93 of NES-PF. Areas with significant habitat for indigenous fauna, especially mobile fauna, would include plantation forests. Unmapped SNAs must be verified as to significance and boundaries. There has been no assessment of economic impact on continued operations of plantation forests.	Amend to provide that indigenous vegetation clearance provisions of the National Environmental Standard for Plantation Forestry prevail. Delete references to unmapped Significant Natural Areas in relation to plantation forestry. Amend ECO-SCHED2 so it does not apply to plantation forestry.
171.3	Rayonier Matariki Forests - Andy Fleming	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED1	Amend	It is unclear whether the plantation forests within Oxford and Mt Thomas are mapped Significant Natural Areas.	Ensure Oxford and Mt Thomas plantation forests are not included as mapped Significant Natural Areas.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
171.4	Rayonier Matariki Forests - Andy Fleming	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED2	Oppose	Note that areas with significant habitat for indigenous fauna, especially mobile fauna, would include plantation forests. There has been no economic impact assessment of this upon continued operations of plantation forests.	Amend ECO-SCHED2 so it does not apply to plantation forestry.
171.5	Rayonier Matariki Forests - Andy Fleming	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Amend	ECO-P2 does not align with National Environmental Standard for Plantation Forestry (NES-PF), and does not recognise the NES-PF is appropriate for ECO-P2's intent.	Amend ECO-P2 to add: "... <u>8. support the NES-PF provisions as providing appropriate provisions for the maintenance of indigenous vegetation and significant habitats</u> " (or similar words)
171.6	Rayonier Matariki Forests - Andy Fleming	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Amend	ECO-P4 does not align with National Environmental Standard for Plantation Forestry (NES-PF), and does not recognise the NES-PF provides appropriate provisions for ECO-P4's intent.	Amend ECO-P4 to insert: "... <u>5. support the NES-PF provisions as providing appropriate provisions for the maintenance of indigenous vegetation and significant habitats</u> " (or similar words)
171.7	Rayonier Matariki Forests - Andy Fleming	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P8	Oppose	Use of "avoid" in ECO-P8 is too absolute, and "near" is too uncertain.	Amend ECO-P8 by replacing with:  <u>"managing the indigenous vegetation with the setbacks"</u> .
171.8	Rayonier Matariki Forests - Andy Fleming	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	General	Amend	Activity rules lack clarity regarding alignment with National Environmental Standard for Plantation Forestry.	Amend to insert statement at beginning of rules that the National Environmental Standard for Plantation Forestry prevails.
171.9	Rayonier Matariki Forests - Andy Fleming	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R7	Amend	Concerned if Oxford and Mt Thomas plantation forests are within mapped Significant Natural Areas.	Ensure Oxford and Mt Thomas plantation forests are not within any mapped Significant Natural Area.
171.10	Rayonier Matariki Forests - Andy Fleming	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P4	Amend	NATC-P4(3) is not clear as to what activities within the National Environmental Standards for Plantation Forestry are applicable. It refers to plantation forestry, but it is not clear if the policy applies to afforestation, replanting, earthworks, or harvesting activities.	Limit NATC-P4 to afforestation and provide for existing plantation forestry and its activities to be dealt with under the National Environmental Standards for Plantation Forestry.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
171.11	Rayonier Matariki Forests - Andy Fleming	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R2	Amend	It is not clear how NATC-R2 relates to plantation forestry activities in existing plantation forestry and the impact if replanting cannot occur.	Insert new additional clause to NATC-R2: "... <b><u>4. Enable replanting of plantation forests</u></b> "
171.12	Rayonier Matariki Forests - Andy Fleming	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R10	Amend	NATC-P4(3) is not clear as to what activities within the National Environmental Standards for Plantation Forestry are applicable. It refers to plantation forestry, but it is not clear if the policy applies to afforestation, replanting, earthworks, or harvesting activities.	Limit NATC-R10 to afforestation and provide for existing plantation forestry and its activities to dealt with under the National Environmental Standards for Plantation Forestry.
171.13	Rayonier Matariki Forests - Andy Fleming	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	NATC-S1	Oppose	NATC-S1 is unclear as to the alignment with the National Environmental Standards for Plantation Forestry setbacks.	Amend NATC-S1 to clarify that the setbacks for the various plantation forestry activities as set out in the National Environmental Standards for Plantation Forestry prevail.
171.14	Rayonier Matariki Forests - Andy Fleming	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P1	Oppose	Reference to plantation forestry in NFL-P1(5) is meaningless. If features already include plantation forestry then they should be able to continue as well as be replanted.	Amend NFL-P1 to clarify limited to afforestation of plantation forests.
171.15	Rayonier Matariki Forests - Andy Fleming	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Oppose	Reference to plantation forestry in NFL-P3(4) is meaningless. If landscapes already include plantation forestry then they should be able to continue as well as be replanted.	Amend NFL-P3 to clarify limited to afforestation of plantation forests.
171.16	Rayonier Matariki Forests - Andy Fleming	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P4	Oppose	While afforestation for outstanding features and landscapes can be limited, the Council, pursuant to the National Environmental Standards for Plantation Forestry, cannot restrict plantation forestry in other amenity areas.	Amend NFL-P4 to delete reference to planation forestry.
171.17	Rayonier Matariki Forests - Andy Fleming	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R13	Oppose	It is meaningless to just refer to plantation forestry. It is not clear if the provision relates to any existing plantation forests.	Limit the rules to afforestation.
171.18	Rayonier Matariki Forests - Andy Fleming	NOISE - Te orooro - Noise	Activity Rules	NOISE-R7	Amend	Clarify if National Environmental Standards for Plantation Forestry provisions prevail in NOISE-R7.	Amend NOISE-R7 to include statement for plantation forestry activities that National Environmental Standards for Plantation Forestry provisions prevail.
171.19	Rayonier Matariki Forests - Andy Fleming	GRUZ - General Rural Zone	General	General	Amend	Amend Part 3 - Rural Zone and rules to specify if National Environmental Standards for Plantation Forestry (NES-PF) provisions prevail. Farm quarries are referenced but not forestry quarries under the NES-PF.	Amend General Rural Zone to add a statement on plantation forestry activities and prevailing provisions of the National Environmental Standard for Plantation Forestry.
171.20	Rayonier Matariki Forests - Andy Fleming	RLZ - Rural Lifestyle Zone	General	General	Amend	Rural Lifestyle Zone does not specify whether the National Environmental Standards for Plantation Forestry (NES-PF) prevail for forest activities. Farm quarries are referred to but not forestry quarries under the NES-PF.	Amend Rural Lifestyle Zone by adding statement in regard to National Environmental Standards for Plantation Forestry prevailing for plantation forestry activities.
171.21	Rayonier Matariki Forests - Andy Fleming	EW - Ketuketu whenua - Earthworks	Advice Notes	EW-AN1	Amend	Support EW-AN1 reference to alignment with the National Environmental Standards for Plantation Forestry.	Retain EW-AN1 as notified.
171.22	Rayonier Matariki Forests - Andy Fleming	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Schedules	NATC-SCHED1	Oppose	NATC-SCHED1 is unclear as to the alignment with the National Environmental Standards for Plantation Forestry setbacks.	Amend NATC-SCHED1 to clarify that the setbacks for the various plantation forestry activities as set out in the National Environmental Standards for Plantation Forestry setbacks prevail.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
172.1	Oxford-Ohoka Community Board - Thea Kunkel	Planning Maps	General	General	Amend	Support Large Lot Rural Residential Zones in Mandeville. Keep lot sizes between 5,000-10,000m2 as smaller lot sizes of 2,500m2 are not desirable. Support rezoning land that is connected to existing intensified area from Rural Lifestyle Zone to Large Lot Residential Zone to create cohesive community that maintains rural environment and character. Prefer to develop land on southern side of Tram Road to connect Mandeville Village, Sports Centre and primary school, however also support allowing development of San Dona as current zoning restricts development of the centre of Mandeville and creates fragmentation. Rationale for allowing development near Tupelo Place instead of San Dona is unclear. San Dona has land that is located within the hub of Mandeville, lot sizes smaller than 4ha due to failed concept so are now available for other purposes, and residents support rezoning to Large Lot Residential Zone. Support rezoning of commercial area next to Mandeville Village, as long as it aligns with character of rural residential area. Install multi-use paths to connect residences, Mandeville Village, Mandeville Sports Centre, and schools to create cohesive community and reduce need for motor vehicles.	Support Large Lot Rural Residential Zones in Mandeville keeping with the rural feel of the area. Support development of land on the southern side of Tram Road adjacent to existing development. Seek San Dona is treated similar to the rest of Mandeville.
172.2	Oxford-Ohoka Community Board - Thea Kunkel	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	Reducing site sizes in Oxford and infill housing detrimentally affects the rural character of the town, reduces desirability and value of the area. Prefer more land on Oxford outskirts to be rezoned for general residential development smaller than Large Lot Residential Zone sizes. Area around Oxford Frews' Yard and Harewood Road should be zoned industrial to cater for expansion.	Provide for smaller sections on Oxford outskirts as infill housing adversely affects Oxford rural character. Zone land around Oxford Frews' Yard and Harewood Road as industrial.
172.3	Oxford-Ohoka Community Board - Thea Kunkel	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R45	Neutral	Concerned reduction in section sizes and infill housing impacts rural character, creates less desirable property sizes, undermines natural beauty and devalues Oxford. Would prefer land on outskirts of Oxford be rezoned to allow general residential growth. Recommend area around Oxford Frews' Yard and the Harewood Road Industrial Area be rezoned for industrial use in line with existing land use and to cater for expansion.	Oppose infill housing in Oxford. Seek smaller sections on outskirts of Oxford. Rezone area around the Oxford Frews' Yard and the Harewood Road for industrial.
172.4	Oxford-Ohoka Community Board - Thea Kunkel	General	General	General	Neutral	Seek mandate for the development of multi-use paths in new subdivisions in the western part of the District.	Amend to provide regulations that mandate the development of multi-use paths in new subdivisions in the western part of the District.
172.5	Oxford-Ohoka Community Board - Thea Kunkel	GRUZ - General Rural Zone	Activity Rules	GRUZ-R4	Support	Support GRUZ-R4 minor residential unit provisions providing more flexibility in location choices and increased unit size, including in Rural Zones, as this better accommodates future housing needs and supports affordable housing.	Retain GRUZ-R4 minor residential unit provisions to allow appropriate location and size.
172.6	Oxford-Ohoka Community Board - Thea Kunkel	GRUZ - General Rural Zone	Activity Rules	GRUZ-R18	Neutral	For GRUZ-R18, seeks strict criteria for resource consents to ensure emissions and effects on natural resources are minimised. Government agencies should work together to only allow sustainable farming, suited to ground and weather conditions. Effects, including individual and cumulative effects, from modification to natural conditions require analysis and regulation to mitigate and minimise effects.	Seeks strict criteria for resource consents for intensive farming.
172.7	Oxford-Ohoka Community Board - Thea Kunkel	General	General	General	Neutral	Fresh water and groundwater supply needs to be protected. While there are some setbacks in relation to surface water bodies, there are very few mitigating factors for groundwater resources. The Council needs to implement all practicable methods to protect all water sources, including groundwater, during development.	Protect both fresh and groundwater.
172.8	Oxford-Ohoka Community Board - Thea Kunkel	NOISE - Te orooro - Noise	Activity Rules	NOISE-R3	Amend	NOISE-R3 construction noise limits are too broad and could include domestic scale activities.	Amend NOISE-R3, as definition of 'construction noise' is too broad.
172.9	Oxford-Ohoka Community Board - Thea Kunkel	General	General	General	Neutral	Consider the size of the vehicles used in the rural areas when determining the size of car parking. The district has an ageing population, and not all people with mobility restraints have disability cards, and wider car parks would make it easier for them to access facilities.	Consider the size of the vehicles used in the rural areas when determining the size of car parking.
172.10	Oxford-Ohoka Community Board - Thea Kunkel	General	General	General	Neutral	Support activity-based plan but need clear rules for swift and effective enforcement for issues arising from activities. Support rural development however it needs to protect rural landscape character and integrity within the Oxford-Ohoka Ward.	Support activity-based plan but need clear rules for swift and effective enforcement for issues arising from activities. Support rural development however it needs to protect rural landscape character and integrity within the Oxford-Ohoka Ward.
172.11	Oxford-Ohoka Community Board - Thea Kunkel	General	General	General	Support	Support Oxford A&P Association long standing activities on its grounds to ensure continued operation as is important for the community.	Support Oxford A&P showgrounds activities being able to continue on their site.
173.1	Resource Management Group Limited - Joanne Pacey - on behalf of David Colin, Fergus Ansel Moore, Momentum Land Limited	K - Kaiapoi	Appendix	DEV-K-APP1	Amend	The future zoning of the land under the Kaiapoi Outline Development Plan is proposed as General Residential Density, with the exception a small area at 310 Beach Grove which is proposed as Medium Residential Density, however the underlying existing 'Rural Lifestyle' zoning and certification process creates uncertainty and risk for developers as there is no certainty of development capacity until the certification process has been completed and the 'appropriate zoning' is determined by Council. Instead a 'Medium Density Residential' zoning is considered appropriate. The land is adjacent to existing development, with physical connections enabled to both transportation and infrastructure routes.	Rezone the land subject to this submission to Residential Medium Density, to allow for a density of development that is consistent with adjacent residential land. Amend the Kaiapoi Outline Development Plan to show the 'Residential Medium Density' Zone location. That the above rezoning to Residential Medium Density be undertaken in advance of the certification process. Retain the enabling policy for Retirement Villages in Residential Zones.
173.2	Resource Management Group Limited - Joanne Pacey - on behalf of David Colin, Fergus Ansel Moore, Momentum Land Limited	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P10	Support	Support RESZ-P10 as this provides for development of a Retirement Village within the Kaiapoi Outline Development Plan area.	Retain RESZ-P10 with regard to providing for Retirement Village Development within the General Residential and Medium Density Residential Zones (MRZ). Rezone the land subject to this submission to MRZ.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
174.1	DHE Holdings Limited - Russell Benge	Planning Maps	General	General	Amend	There is a portion of Lot 201 DP 521536 within the Ravenswood development commercial area that is zoned General Residential Zone (GRZ) in the Planning Maps. The bulk of this GRZ is within the Waka Kotahi (NZ Transport Agency) owned land which was purchased from the developer for the future Woodend Bypass Road. As a result site should be zoned General Industrial Zone. Refer to full submission for diagram.	Amend the planning maps to show that Lot 201 OP 521536 is zoned General Industrial Zone for the entire lot as identified on the overall Ravenswood Planning map (refer to full submission for diagram).
175.1	Geoff Mehrtens	Planning Maps	General	General	Amend	Rezone 63 Harewood Road, Oxford, from General Rural Zone to General Residential Zone to provide for housing supply and increased housing capacity in Oxford for the reasons detailed in attached Section 32AA Planning Assessment.	Rezone 63 Harewood Road, Oxford, from General Rural Zone to General Residential Zone.
176.1	Grant Edge	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Support	Support SUB-P1 but may seek some clarification.	Support SUB-P1 but may seek clarification on some matters.
176.2	Grant Edge	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Support	Support SUB-P2 but may seek some clarification.	Support SUB-P2 but may seek some clarification.
176.3	Grant Edge	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Support	Support SUB-P3 but may seek some clarification.	Support SUB-P3 but may seek some clarification.
176.4	Grant Edge	SUB - Wawahia whenua - Subdivision	Policies	SUB-P4	Support	Support SUB-P4 but may seek some clarification.	Support SUB-P4 but may seek some clarification.
176.5	Grant Edge	SUB - Wawahia whenua - Subdivision	Policies	SUB-P5	Support	Support SUB-P5 but may seek some clarification.	Support SUB-P5 but may seek some clarification.
176.6	Grant Edge	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Neutral	SUB-P6(h) - new subdivision design and Outline Development Plans need to be integrated with natural environment and features e.g. waterways, springs and wetlands. Ensure generous off-road connections linked to stormwater discharge and open spaces for multi-modal transport. Also include planting within large corridors to achieve 500m linkages for allotments, roads and public transport. Avoid disconnected pocket parks and ensure streets have wide berm/footpath for tree planting and accessibility, and where possible, active transport.	SUB-P6(h) - new subdivision design and Outline Development Plans need to be integrated with natural environment and features e.g. waterways, springs and wetlands. Ensure generous off-road connections linked to stormwater discharge and open spaces for multi-modal transport. Also include planting within large corridors to achieve 500m linkages for allotments, roads and public transport. Avoid disconnected pocket parks and ensure streets have wide berm/footpath for tree planting and accessibility, and where possible, active transport.
176.7	Grant Edge	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD2	Amend	Clarify Council discretion for subdivision with Blue/Green infrastructure and open spaces. Concern over development of Kippenberger/Golf links Road land with multiple springheads feeding the Cam and Taranaki Rivers. Identify and protect these features within development areas. Stormwater runoff requires wetland filtration basins that meet National Policy Statement for Freshwater Management 2020 attributes before entering natural waterways.	Clarify Council discretion for subdivision with Blue/Green infrastructure and open spaces. Concern over development of Kippenberger/Golf links Road land with multiple springheads feeding the Cam and Taranaki Rivers. Identify and protect these features within development areas. Stormwater runoff requires wetland filtration basins that meet National Policy Statement for Freshwater Management 2020 attributes before entering natural waterways.
176.8	Grant Edge	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R4	Amend	For SUB-R4: Housing development east of Kaiapoi may be subject to coastal inundation and flooding. People should not be exposed to harm. Mitigation such as raised floor levels and ground infilling affects people, property, public infrastructure and rates in the future. Reliance on mechanical pumping during storm events is a risk to the community and needs careful assessment, including from cumulative effects in sensitive environments. Need rigorous evaluation of predicted hazards related to climate change as a priority to avoid these hazards and cost to ratepayers from not avoiding those locations.	For SUB-R4: Housing development east of Kaiapoi may be subject to coastal inundation and flooding. People should not be exposed to harm. Mitigation such as raised floor levels and ground infilling affects people, property, public infrastructure and rates in the future. Reliance on mechanical pumping during storm events is a risk to the community and needs careful assessment, including from cumulative effects in sensitive environments. Need rigorous evaluation of predicted hazards related to climate change as a priority to avoid these hazards and cost to ratepayers from not avoiding those locations.
176.9	Grant Edge	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R9	Amend	Clarify SUB-R9 for Outstanding Natural Feature and Landscape Overlay and Significant Natural Areas (SNAs) landscape and ecological assessment process and whether some SNA's have been removed from assessment process.	Clarify SUB-R9 for Outstanding Natural Feature and Landscape Overlay and Significant Natural Areas (SNAs) landscape and ecological assessment process and whether some SNA's have been removed from assessment process.
176.10	Grant Edge	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Neutral	Residential yield and urban development in SUB-S3 to comply with National Policy Statement on Urban Development providing for and encouraging creative medium density cluster development using different typologies with generous open space. Incentivise where needed.	Residential yield and urban development in SUB-S3 to comply with National Policy Statement on Urban Development providing for and encouraging creative medium density cluster development using different typologies with generous open space. Incentivise where needed.
176.11	Grant Edge	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Amend	SUB-S4 - Outline Development Plan (ODP) process has allowed final plans that depart from the ODP without public input on inconsistent elements. Amend to require a Master Plan approach so community can comment on realistic proposals scrutinised by Council staff and others. Example of Southbrook Industrial Subdivision ODP where access not shown of Fernside Road, but now there are six, with little landscape screening to rural outlook. Support greater attention to urban design and amenity in the Proposed District Plan.	SUB-S4 - Outline Development Plan (ODP) process has allowed final plans that depart from the ODP without public input on inconsistent elements. Amend to require a Master Plan approach so community can comment on realistic proposals scrutinised by Council staff and others. Example of Southbrook Industrial Subdivision ODP where access not shown of Fernside Road, but now there are six, with little landscape screening to rural outlook. Support greater attention to urban design and amenity in the Proposed District Plan.
176.12	Grant Edge	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S15	Amend	Seeks greater level of natural overland flow and filtration at main source areas before entering a waterway/drain. Questions engineered stormwater storage directing water off subdivisions into groundwater without sufficient treatment or testing of water quality. Pipe and reticulated stormwater systems are an asset liability and often unnecessary. Visible urban stormwater management provides opportunity for public amenity and biodiversity with less cost to developers and ratepayers.	Seeks greater level of natural overland flow and filtration at main source areas before entering a waterway/drain. Questions engineered stormwater storage directing water off subdivisions into groundwater without sufficient treatment or testing of water quality. Pipe and reticulated stormwater systems are an asset liability and often unnecessary. Visible urban stormwater management provides opportunity for public amenity and biodiversity with less cost to developers and ratepayer.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
176.13	Grant Edge	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S17	Amend	SUB-S17 should provide for comprehensive and creative use of esplanade reserves. Minimum requirements are insufficient to provide for multiple uses such as safe paths, biodiversity, riparian planting and gentle river edge slopes. The Resource Management Act 1991 includes modified rivers and restricting consideration for these situations doesn't accommodate high amenity values of smaller waterways from wetlands or springs such as Mill Stream walkway (Bradleys Road).	Include esplanade reserves as a restricted discretionary activity to provide oversight and good urban design together with exemplar urban design outcomes for all new subdivisions.
176.14	Grant Edge	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S18	Neutral	SUB-S18 has unclear merit. Protection is required for Significant Natural Areas (SNA's) therefore a bonus is not needed. However, where the SNA is increased to provide a larger protected area as part of an integrated solution to improve biodiversity, then use of the bonus allotment is acceptable. SNA's and high value ecological areas need protection and seen as assets by the community/developers. The Waimakariri Zone Implementation Plan Addendum, Canterbury Biodiversity Strategy and Resource Management Act 1991 identify biodiversity protection and enhancement outcomes. Waimakariri has 10% of its natural biodiversity left and needs opportunities to improve this. Support some recent initiatives such as the Cam River enhancement project.	SUB-S18 has unclear merit. Protection is required for Significant Natural Areas (SNA's) therefore a bonus is not needed. However, where the SNA is increased to provide a larger protected area as part of an integrated solution to improve biodiversity, then use of the bonus allotment is acceptable. SNA's and high value ecological areas need protection and seen as assets by the community/developers. The Waimakariri Zone Implementation Plan Addendum, Canterbury Biodiversity Strategy and Resource Management Act 1991 identify biodiversity protection and enhancement outcomes. Waimakariri has 10% of its natural biodiversity left and needs opportunities to improve this. Support some recent initiatives such as the Cam River enhancement project.
176.15	Grant Edge	RLZ - Rural Lifestyle Zone	General	General	Amend	Support Rural Lifestyle Zone but amend some Objectives. Past factory built close to lifestyle properties came from poorly defined activities in the rural zone and support increased protection from activities contrary to rural character and amenity values that people value when buying property.	Support Rural Lifestyle Zone but amend some Objectives. Past factory built close to lifestyle properties came from poorly defined activities in the rural zone and support increased protection from activities contrary to rural character and amenity values that people value when buying property.
176.16	Grant Edge	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R11	Amend	Amend RLZ-R11 as rural industry can still occur near residential lifestyle properties seeking quieter country life. Seek full Limited Notifications for neighbours for 1000m for activities on areas near 500m <sup>2</sup> , which is large and can affect rural amenity. Support consideration of Character and Amenity values as restricted discretionary activities.	Amend RLZ-R11 as rural industry can still occur near residential lifestyle properties seeking quieter country life. Seek full Limited Notifications for neighbours for 1000m for activities on areas near 500m <sup>2</sup> , which is large and can affect rural amenity. Support consideration of Character and Amenity values as restricted discretionary activities.
176.17	Grant Edge	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R17	Neutral	RLZ-R17 and SUB-S18 have unclear merit. Protection is required for Significant Natural Areas (SNAs) therefore a bonus is not needed. However, where the SNA is increased to provide a larger protected area as part of an integrated solution to improve Biodiversity, then use of the Bonus allotment is acceptable. SNAs and high value ecological areas need protection and seen as assets by the community/developers. The Waimakariri Zone Implementation Plan Addendum, Canterbury Biodiversity Strategy and Resource Management Act 1991 identify biodiversity protection and enhancement outcomes. Waimakariri has 10% of its natural biodiversity left and needs opportunities to improve this. Support recent initiatives such as the Cam River enhancement project.	RLZ-R17 and SUB-S18 have unclear merit. Protection is required for Significant Natural Areas (SNAs) therefore a bonus is not needed. However, where the SNA is increased to provide a larger protected area as part of an integrated solution to improve Biodiversity, then use of the Bonus allotment is acceptable. SNAs and high value ecological areas need protection and seen as assets by the community/developers. The Waimakariri Zone Implementation Plan Addendum, Canterbury Biodiversity Strategy and Resource Management Act 1991 identify biodiversity protection and enhancement outcomes. Waimakariri has 10% of its natural biodiversity left and needs opportunities to improve this. Support recent initiatives such as the Cam River enhancement project.
176.18	Grant Edge	RLZ - Rural Lifestyle Zone	Built Form Standards	RLZ-BFS4	Amend	Amend RLZ-BFS4 to increase distances to 40m to maintain rural character at the property boundary. Support some limited notification. Design such as landscaping, screening and full planting are important for rural character, as are building form and design.	Amend RLZ-BFS4 to increase distances to 40m to maintain rural character at the property boundary. Support some limited notification. Design such as landscaping, screening and full planting are important for rural character, as are building form and design.
177.1	Allan and; Melissa Mabey	Planning Maps	General	General	Amend	Oppose zoning of 25 Velino Place Mandeville and wider San Dona subdivision as Rural Lifestyle Zone. Rezone to Large Lot Residential Zone with Urban Flood Hazard Overlay.	Rezone 25 Velino Place Mandeville and wider San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone with Urban Flood Assessment Overlay.
178.1	Heritage New Zealand Pouhere Taonga - Arlene Baird	Definitions	Definitions	ALTERATION	Support	Supports the definition of 'alteration' relating to historic heritage.	Retain definition of 'alteration' as notified.
178.2	Heritage New Zealand Pouhere Taonga - Arlene Baird	Definitions	Definitions	General	Oppose	The definition for 'earthworks' is too narrow in the context of archaeology, it should be broadened to encompass any activity that could modify or destroy.	Add the following new definition:  "Earthworks within an archaeological site: means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); and includes gardening, cultivation, and disturbance of land for the installation of fence posts." Note this is a departure from the NPS guidance as earthworks within an archaeological site is wider than the NPS definition.
178.3	Heritage New Zealand Pouhere Taonga - Arlene Baird	Definitions	Definitions	Definition of heritage fabric	Support	Supports Council's approach of only including interiors identified in HH-SCHED2 as part of the heritage fabric however notes HNZPT's approach of including interiors when recording properties. Supports clarification of this within the 'heritage fabric' definition.	Retain definition of 'heritage fabric' as notified.
178.4	Heritage New Zealand Pouhere Taonga - Arlene Baird	Definitions	Definitions	Definiton of heritage setting	Support	Supports the explanation and inclusions within the definition of 'heritage setting' as these provide clarity regarding the extent of the area or associated structures within a heritage schedule.	Retain the definition of 'heritage setting' as notified.
178.5	Heritage New Zealand Pouhere Taonga - Arlene Baird	Definitions	Definitions	General	Oppose	Requests a new definition of 'recording' to assist understanding of what the recording of heritage fabric means and entails.	Insert new definition of 'recording':  "Recording: in relation to historic heritage means the capture of information about physical fabric and related aspects of a building or structure. It will generally involve the creation of drawn, written and photographic records, and may also include the collection of samples and loose artefacts. Recording should be both descriptive and analytical, encompassing interpretation of what is being recorded".
178.6	Heritage New Zealand Pouhere Taonga - Arlene Baird	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O5	Amend	Supports SD-O5. Notes the strategic directions do not include any objectives which promote the identification, recognition and protection of places, landscapes, and features which are significant to Waimakariri's wider character and cultural heritage.	Include a new objective to provide high level direction regarding the identification and recognition of places, landscapes, and features which are significant to Waimakariri's character and cultural heritage, to ensure their protection for future generations.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
178.8	Heritage New Zealand Pouhere Taonga - Arlene Baird	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P5	Support	Supports approach that the route or site of new, or major upgrades to existing, energy and infrastructure are outside structures and settings with heritage values, and archaeological sites; and where this is not practicable, there are techniques to minimise or mitigate effects.	Retain EI-P5(3) and (4) as notified.
178.9	Heritage New Zealand Pouhere Taonga - Arlene Baird	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD1	Support	Supports EI-MD1.	Retain EI-MD1 as notified.
178.10	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Introduction	Introduction	Amend	Requests greater detail that clarifies the definition of an 'archaeological site' and notes that resource or building consents do not automatically allow activities to occur on archaeological sites.	Amend the Historic Heritage introduction:  "Statutory responsibility is also held by HNZPT under the HNZPTA. It is unlawful to destroy, damage or modify an archaeological site regardless of whether the site is identified in the District Plan, identified elsewhere or not recorded, without obtaining an archaeological authority from HNZPT. <u>This is also the case regardless of whether the activity is permitted under the District Plan or a resource or building consent has been granted.</u> <u>An archaeological site is defined in the Heritage New Zealand Pouhere Taonga Act 2014 as any place in New Zealand (including buildings, structures, or shipwrecks), that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods."</u>
178.11	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Introduction	Introduction	Oppose	Notes that when archaeological sites are referred to as 'site', the automatic definition box provides the National Planning Standard definition for 'site', which is incorrect when in relation to an 'archaeological site'.	Delete any reference to 'site' in relation to archaeology and replace with 'archaeological site'.
178.12	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Introduction	Introduction	Oppose	The National Planning Standard definition of earthworks is incorrect in relation to archaeology because it is too narrow – in particular it 'excludes gardening, cultivation, and disturbance of land for the installation of fence posts', however the HNZPTA 2014 refers to any 'activity that will or may modify or destroy'. Refer to additional submission point requesting the inclusion of a new definition for 'earthworks within an archaeological site'.	Amend the reference to the Earthworks Chapter to:  "Earthworks: addresses earthworks <u>within an archaeological site</u> , in relation to historic heritage and any heritage setting".
178.13	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Introduction	Introduction	Oppose	The introduction states, "Any other District wide matter that may affect or relate to the site" however the automatic definition box provides the National Planning Standard definition for 'site', which is incorrect in this context.	Amend Heritage Chapter Introduction to: "... Any other District wide matter that may affect or relate to the <u>historic heritage</u> . ..."
178.14	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Policies	HH-P2	Support	Supports the criteria for the Category A 'highly significant' and Category B 'significant' categories.	Retain HH-P2 as proposed.
178.15	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Policies	HH-P4	Amend	Supports the principle of this policy, but notes it is unclear how Council intends give effect to it.	Amend to identify how Council intends to assist HNZPT and Ngāi Tūāhuriri Rūnanga in managing activities that may modify, disturb, damage or destroy archaeological sites.
178.16	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Policies	HH-P5	Support	Supports HH-P5, particularly (4).	Retain HH-P5 as proposed.
178.17	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Policies	HH-P6	Support	Supports HH-P6(3).	Retain HH-P6 as proposed.
178.18	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Policies	General	Oppose	Seeks policy promoting adaptive re-use of scheduled heritage items to facilitate conservation and elongate their life.	Amend to add a policy encouraging and enabling the use, development, and adaptive re-use of scheduled heritage items.
178.19	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R1	Amend	Considers any area where heritage fabric has been removed should be made weather tight in all cases.	Amend HH-R1: "... 1. the area any heritage fabric has been removed from shall be made weather tight; ..."
178.20	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R2	Support	Notes that there may not be a wide understanding of what the recording of heritage fabric means or entails, and given the permitted activity status the opportunity to provide greater detail before the work commences may not arise.	Amend to insert a link to the definition for 'recording' in relation to historic heritage.
178.21	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R3	Amend	Notes ambiguity of HH-R3(1) which refers to 'addition to a building' within a setting, but could be interpreted to mean an addition to a scheduled building.	Amend to provide greater clarity.



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178.22	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R8	Support	Supports the non-complying activity status of relocation of 'Highly Significant' (Category A) historic heritage items beyond their site or heritage setting.	Retain HH-R8 as proposed.
178.23	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R9	Support	Supports the non-complying activity status of demolition of 'Highly Significant' (Category A) historic heritage items.	Retain HH-R9 as proposed.
178.24	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Advice Notes	General	Amend	The National Planning Standard definition of 'earthworks' is incorrect when referring to archaeology because it is too narrow, in particular it 'excludes gardening, cultivation, and disturbance of land for the installation of fence posts', however the HNZPTA 2014 refers to any 'activity that will or may modify or destroy'. As per other submission point, a new definition for 'earthworks within an archaeological site' is sought.	Amend HH-AN2:  "If any activity associated with a project, including earthworks <u>within an archaeological site</u> , modifications to any pre-1900 structure, or demolition of any pre-1900 building, may modify, damage or destroy an archaeological site(s), an archaeological authority from HNZPT must be obtained for the work to proceed lawfully".
178.25	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Advice Notes	HH-AN1	Amend	The National Planning Standard definition of 'earthworks' is incorrect in the context of archaeology because it is too narrow, in particular it 'excludes gardening, cultivation, and disturbance of land for the installation of fence posts', however the Heritage New Zealand Pouhere Taonga Act 2014 refers to any 'activity that will or may modify or destroy'. As per other submission point, a new definition for 'earthworks within an archaeological site' is sought. If an archaeological site is discovered, there is a legal requirement to stop all work and contact Heritage New Zealand Pouhere Taonga for advice. HH-AN4 should be amended to reflect this.	Amend HH-AN4:  "If an archaeological site is discovered, for example when conducting earthworks <u>within an archaeological site</u> , work that could affect the site <del>should</del> <u>must</u> be stopped and contact made with HNZPT for advice".
178.26	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Matters of discretion	HH-MD3	Support	Supports this matter of discretion which encourages and considers the level of consultation undertaken with Heritage New Zealand Pouhere Taonga.	Retain HH-MD3 as notified.
178.27	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED1	Support	Supports the significance assessment criteria used in determining the significance of Historic Heritage items.	Retain HH-SCHED1 as proposed.
178.28	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Amend	HH-SCHED2 incorrectly identifies item HH001 with the HNZPT list number 3754 however, the actual HNZPT list number is 3677.	Amend HH-SCHED2 to update HH001 HNZPT list number to 3677.
178.29	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Support	Supports the new inclusion of heritage item HH022, Former Kirk House, in HH-SCHED2.	Retain HH022, Former Kirk House, in HH-SCHED2 as proposed.
178.30	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Support	Supports the new inclusion of heritage item HH023, Waimakariri Gorge Bridge (part), in HH-SCHED2.	Retain HH023 in HH-SCHED2 as proposed.
178.31	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Support	Supports the new inclusion of heritage item HH028, Former Neeve farmhouse, in HH-SCHED2.	Retain HH028 in HH-SCHED2 as proposed.
178.32	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Support	Supports the new inclusion of heritage item HH041, Former Morgan/Sims house, in HH-SCHED2.	Retain HH041 in HH-SCHED2 as proposed.
178.33	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Support	Supports the new inclusion of heritage item HH064, Former Bank of New Zealand manager's residence / Rangiora Museum, in HH-SCHED2.	Retain HH064 in HH-SCHED2 as proposed.
178.34	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Seeks all Listed Historic Places in the New Zealand Heritage List Rārangī Kōrero to be included in HH-SCHED2. Tisbury Cottage at 1842 Cust Road, Cust, (Category 2 Historic Place - New Zealand Heritage List Rārangī Kōrero list number 5271) has historical, architectural, and archaeological significance or value, and is scheduled in the Operative District Plan, however not HH-SCHED2.	Amend HH-SCHED2 to add Tisbury Cottage (Category 2 Historic Place - list number 5271) as a heritage item.
178.35	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Seeks all Listed Historic Places in the New Zealand Heritage List Rārangī Kōrero to be included in HH-SCHED2. The house at 367 High Street, Rangiora (New Zealand Heritage List Rārangī Kōrero list number 3775, Category 2 Historic Place) has historical and social significance or value, and is scheduled in the Operative District Plan, however not HH-SCHED2.	Amend HH-SCHED2 to include 367 High Street, Rangiora (Category 2 Historic Place - list number 3775).
178.36	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Seeks all Listed Historic Places in the New Zealand Heritage List Rārangī Kōrero to be included in HH-SCHED2. The house at 152 King Street, Rangiora is included in the New Zealand Heritage List Rārangī Kōrero (Category 2 Historic Place - list number 3778), and is scheduled in the Operative District Plan, however not HH-SCHED2.	Amend HH-SCHED2 to include 152 King Street, Rangiora (Category 2 Historic Place - list number 3778).

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
178.37	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Seeks all Listed Historic Places in the New Zealand Heritage List Rārangī Kōrero to be included in HH-SCHED2. The house at 16 Seddon Street, Rangiora is included in the New Zealand Heritage List Rārangī Kōrero (Category 2 Historic Place - list number 3781), and is scheduled in the Operative District Plan, however not HH-SCHED2.	Amend HH-SCHED2 to add 16 Seddon Street, Rangiora (Category 2 Historic Place - list number 3781).
178.38	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Seeks all Listed Historic Places in the New Zealand Heritage List Rārangī Kōrero to be included in HH-SCHED2. Doyle's Cob House at 33 Wallers Road, Loburn is included in the New Zealand Heritage List Rārangī Kōrero (Category 2 Historic Place - list number 1774), however is not scheduled in HH-SCHED2.	Amend HH-SCHED2 to add Doyle's Cob House, Loburn (Category 2 Historic Place - list number 1774).
178.39	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Seeks all Listed Historic Places in the New Zealand Heritage List Rārangī Kōrero to be included in HH-SCHED2. Mairangi Homestead and Stables at Parsonage Rd, Woodend is included in the New Zealand Heritage List Rārangī Kōrero (Category 2 Historic Place - list number 3076), and is scheduled in the Operative District Plan, however not HH-SCHED2.	Amend HH-SCHED2 to add Mairangi Homestead and Stables, Woodend (Category 2 Historic Place - list number 3076).
178.40	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Seeks all Listed Historic Places in the New Zealand Heritage List Rārangī Kōrero to be included in HH-SCHED2. The house at 38 Ashley Street, Rangiora is included in the New Zealand Heritage List Rārangī Kōrero (Category 2 Historic Place - list number 3773), however not HH-SCHED2.	Amend HH-SCHED2 to add 38 Ashley Street, Rangiora (Category 2 Historic Place - list number 3773).
178.41	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Seeks all Listed Historic Places in the New Zealand Heritage List Rārangī Kōrero to be included in HH-SCHED2. Coldstream Orchard House at 200 Coldstream Rd, Coldstream, Rangiora is included in the New Zealand Heritage List Rārangī Kōrero (Category 2 Historic Place - list number 3792), however not HH-SCHED2.	Amend HH-SCHED2 to add Coldstream Orchard House (Category 2 Historic Place - list number 3792).
178.42	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Seeks all Listed Historic Places in the New Zealand Heritage List Rārangī Kōrero to be included in HH-SCHED2. Ohoka Gate Keepers Lodge (Former) at 493 Mill Road and Whites Road, Ohoka is included in the New Zealand Heritage List Rārangī Kōrero (Category 2 Historic Place - list number 3781) and is assessed as having aesthetic, architectural, historical and social significance or value. However it is not scheduled in HH-SCHED2.	Amend HH-SCHED2 to add Ohoka Gate Keepers Lodge (Former) (Category 2 Historic Place - list number 3817).
178.43	Heritage New Zealand Pouhere Taonga - Arlene Baird	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	Seeks all Listed Historic Places in the New Zealand Heritage List Rārangī Kōrero to be included in HH-SCHED2. Pine Hill House at 211 Summerhill Road, Cust is included in the New Zealand Heritage List Rārangī Kōrero (Category 2 Historic Place, list number 5272). However it is not scheduled in HH-SCHED2.	Amend HH-SCHED2 to add Pine Hill House at 211 Summerhill Road, Cust (Category 2 Historic Place, list number 5272).
178.44	Heritage New Zealand Pouhere Taonga - Arlene Baird	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Introduction	Introduction	Oppose	Notes that when wāhi tapu/wāhi taonga sites are referred to as 'site', the automatic definition box provides the National Planning Standard definition of 'site' however this is not the correct definition when in relation to a wāhi tapu/wāhi taonga site.	Remove any reference to 'site' when used in relation to wāhi tapu/wāhi taonga sites, and replace with the full term 'wāhi tapu/wāhi taonga site'.
178.45	Heritage New Zealand Pouhere Taonga - Arlene Baird	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P4	Support	Supports SASM-P4(3) as this will remove the possibility of potentially inconsistent or sub-standard Accidental Discovery Protocols.	Retain SASM-P4 as notified.
178.46	Heritage New Zealand Pouhere Taonga - Arlene Baird	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P6	Support	Supports SASM-P6.	Retain SASM-P6 as notified.
178.47	Heritage New Zealand Pouhere Taonga - Arlene Baird	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD2	Support	Supports the consideration of the extent to which historic heritage items or wāhi taonga are protected and their values maintained in subdivision proposals.	Retain SUB-MCD2 as notified.
178.48	Heritage New Zealand Pouhere Taonga - Arlene Baird	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD8	Support	Supports SUB-MCD8.	Retain SUB-MCD8 as notified.
178.49	Heritage New Zealand Pouhere Taonga - Arlene Baird	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD13	Support	Supports the matters of discretion in SUB-MCD13 relating to historic heritage.	Retain SUB-MCD13 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
178.50	Heritage New Zealand Pouhere Taonga - Arlene Baird	EW - Ketuketu whenua - Earthworks	Introduction	Introduc	Oppose	Requests the inclusion of an advisory note to assist understanding of the definition of an 'archaeological site', and that resource consents or building consents do not automatically allow the activities to occur on archaeological sites.	Amend Earthworks Chapter Introduction by adding:  "Earthworks can affect archaeological sites. An archaeological site is defined in the Heritage New Zealand Pouhere Taonga Act 2014 as any place in New Zealand that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods. It is unlawful to destroy, damage or modify an archaeological site regardless of whether the site is identified in the District Plan, identified elsewhere or not recorded, without obtaining an archaeological authority from HNZPT. This is also the case regardless of whether the activity is permitted under the District Plan or a resource or building consent has been granted".
178.51	Heritage New Zealand Pouhere Taonga - Arlene Baird	EW - Ketuketu whenua - Earthworks	Policies	EW-P1	Support	Supports EW-P1 which enables earthworks where it maintains the character and values associated with historic heritage.	Retain EW-P1 as notified.
178.52	Heritage New Zealand Pouhere Taonga - Arlene Baird	EW - Ketuketu whenua - Earthworks	Policies	EW-P3	Support	Supports EW-P3 however notes that when 'earthworks' are referred to, the automatic definition box provides the National Planning Standard 'earthworks' definition. This definition is incorrect in the context of archaeology as it is too narrow – in particular, it 'excludes gardening, cultivation, and disturbance of land for the installation of fence posts', while the HNZPTA 2014 refers to any 'activity that will or may modify or destroy'. This relates to a previous submission point requesting the inclusion of a new definition for 'earthworks within an archaeological site'.	Amend EW-P3:  "Earthworks <u>within an archaeological site</u> avoid, remedy or mitigate adverse effects on archaeological sites and sites and areas of significance to Māori, by having regard to: ..."
178.53	Heritage New Zealand Pouhere Taonga - Arlene Baird	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD1	Support	Supports EW-MD1(4).	Retain EW-MD1 as notified.
178.54	Heritage New Zealand Pouhere Taonga - Arlene Baird	SIGN - Nga tohu - Signs	Matters of Discretion	SIGN-MD3	Support	Supports consideration of historic heritage values relating to erection of any activity sign as inappropriate signage can adversely impact heritage items.	Retain SIGN-MD3 as notified.
178.55	Heritage New Zealand Pouhere Taonga - Arlene Baird	TEMP - Nga mahi taupua - Temporary activities	Matters of Discretion	TEMP-MD1	Support	Supports the consideration of adverse effects on historic heritage and sites of significance to Māori.	Retain TEMP-MD1 as notified.
179.1	Rachel Claire Hobson and Bernard Whimp	NER - North East Rangiora	Objectives	DEV-NER-O1	Amend	Include 518 Rangiora-Woodend Rd within a New Development Area given its proximity to the proposed North East Rangiora Development Area and South East Rangiora Development Area, it's adjacency to one of Rangiora's major arterial roads, and Rangiora's expected growth rate.	Include 518 Rangiora-Woodend Rd (and adjoining properties as appropriate) within the North East Rangiora Development Area or South East Rangiora Development Area.
179.2	Rachel Claire Hobson and Bernard Whimp	SER - South East Rangiora	Objectives	DEV-SER-O1	Amend	Include 518 Rangiora-Woodend Rd within a New Development Area given its proximity to the proposed North East Rangiora Development Area and South East Rangiora Development Area, it's adjacency to one of Rangiora's major arterial roads, and Rangiora's expected growth rate.	Include 518 Rangiora-Woodend Rd (and adjoining properties as appropriate) within the North East Rangiora Development Area or South East Rangiora Development Area.
180.1	Davis Ogilvie and; Partners Limited - Fred Coughlan	Planning Maps	General	General	Oppose	Rezone 2 Auckland Street from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ). Submitter considers RLZ is not appropriate and LLRZ is more suitable. The property is located directly adjacent to the Ashley Township, opposite existing residential development. LLRZ would provide growth of Ashley Village in a logical direction, and in relation to existing servicing and transport connections, and a balanced transition between rural and urban not currently provided for at the edge of Ashley Township. It would fit the LLRZ description as "near but outside the established townships", and location characteristics of other land proposed as LLRZ. Considers servicing provisions are appropriate to a residential zoning and where services are managed onsite servicing effects can be appropriately mitigated, subject to approvals from the Canterbury Regional Council (see Appendix 1 and 2). It is suitable for residential development with respect to ground conditions and relevant natural hazards matters (see Appendix 3). There are short term residential supply constraints and LLRZ would allow greater level of residential density which would provide for social and economic needs. Submitter considers the increased yield resulting from a zoning change will support the intent of the objectives and policies of the proposed District Plan and the intent of the National Policy Statement on Urban Development Capacity.	Rezone 2 Auckland Street, Ashley from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ). Should it be considered that the LLRZ zoning is not appropriate, seek consideration of alternative relief which may include, but is not limited to; - The incorporation of a higher density overlay in relation to the RLZ provisions to enable a higher developed density under the current proposed zoning. - Rezoning of the property to Settlement Zone in accordance with the adjoining Ashley Township.
181.1	Davis Ogilvie and; Partners Limited - Fred Coughlan	Planning Maps	General	General	Oppose	Rezone 300, 302, 310, 311, 312, 315, 319, 321, 324, 327, 331, 335, and 336 West Belt; 105 and 109 River Road; and 1, 3 and 5 Ballarat Road, Rangiora from Large Lot Residential Zone to General Residential Zone (GRZ). The location of the subject properties is more appropriate to the GRZ zone description. The subject properties have a high level of connectivity with the GRZ zoned areas and wider amenities. The subject properties can be appropriately serviced at the level of density allowed by the GRZ zone and is appropriate for residential development. The GRZ zoning would allow a greater level of residential density within the subject properties.	Rezone 300, 302, 310, 311, 312, 315, 319, 321, 324, 327, 331, 335, and 336 West Belt; 105 and 109 River Road; and 1, 3 and 5 Ballarat Road, Rangiora from Large Lot Residential Zone to General Residential Zone (GRZ). Delete the GRZ Overlay (on the basis that it is no longer required on the basis of the above rezoning and as an Outline Development Plan will have been agreed and implemented).

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182.1	Christchurch Motor Group Ltd - Matt Barr	Planning Maps	General	General	Oppose	Support provisions of the General Industrial Zone (GIZ). Rezone 29 Southbrook Road and 32 and 34 Coronation Street to GIZ. The site and locality has a history of non-residential activities and resource consents for such. Businesses selling all vehicles have previously operated from the site and the surrounding area comprises a mixture of residential, commercial and business, including the adjoining site at 27 Southbrook which was granted consent in 2010 to establish a car dealership and has now been rezoned GIZ. In 2020 the submitter was granted consent to utilise the site for sale and service of motor vehicles. The reasons for granting consent included that the area is not entirely residential, in replacing the existing activity results in no additional non-residential uses, and it is a heavy traffic environment.	Rezone 29 Southbrook Road and 32 and 34 Coronation Street, Rangiora to General Industrial Zone.
183.1	Fiona Aston	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Amend SD-O2 to reflect National Policy Statement on Urban Development requirement that Tier 1 Council's must provide "at least" sufficient development capacity, in order to give effect to submitter's request to rezone land in vicinity of Boys Road and Marshs Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ.	Amend SD-O2:  "Urban development and infrastructure that: ... 4. provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to <u>as a minimum</u> achieve the housing bottom lines in UFD-O1 ..."
183.2	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Amend	Amend UFD-O1 with updated housing capacity bottom lines, add reference to each township, add reference a wide range of housing types, sizes and densities, and update to reflect National Policy Statement on Urban Development requirement that Tier 1 Council's must provide "at least" sufficient development capacity, in order to give effect to submitter's request to rezone land in vicinity of Boys Road and Marshs Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ.	Amend UFD-O1:  " <u>At least</u> sSufficient feasible development capacity for residential activity <u>in each township</u> to meet specified housing bottom lines, <u>a wide range of housing types, sizes and densities</u> and a changing demographic profile of the District as follows: ..."
183.3	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Amend	Amend UFD-O2 to align with National Policy Statement on Urban Development requirement for Tier 1 local authorities to provide at least sufficient development capacity to meet expected demand for housing, in order to give effect to submitter's request to rezone land in vicinity of Boys Road and Marsh Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ.	Amend UFD-O2:  " <u>At least</u> sSufficient feasible development capacity to meet commercial and industrial development demand."
183.4	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	Amend UFD-P6 to delete reference to the certification process, and provide option for development capacity to be exceeded, not just met, in order to give effect to submitter's request to rezone land in vicinity of Boys Road and Marshs Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ.	Amend UFD-P6: "The release of land within the identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner <del>via a certification process</del> to enable residential activity to meet <u>or exceed</u> short to medium-term feasible development capacity and achievement of housing bottom lines."
183.5	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	Amend UFD-P10 to provide more flexibility in methods for minimising reserve sensitivity effects on production from activities within new development areas, in order to give effect to submitter's request to rezone land in vicinity of Boys Road and Marshs Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ.	Amend UFD-P10: "... 2. minimise reverse sensitivity effects on primary production from activities within new development areas through setbacks and screening <u>or other methods</u> , without compromising the efficient delivery of new development areas."
183.6	Fiona Aston	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	Amend SUB-O1 to delete reference to subdivision design that consolidates urban development and maintains of rural character except where required for, and identified by, the District Council for urban development, in order to give effect to submitter's request to rezone land in vicinity of Boys Road and Marshs Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ.	Amend SUB-O1: "... <del>2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development;...</del> "
183.7	Fiona Aston	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	Amend SUB-P6 to delete reference to the alternative minimum net density of 12 households per ha, and instead provide for a more flexible alternative, in order to give effect to submitter's request to rezone land in vicinity of Boys Road and Marshs Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ.	Amend SUB-P6: "... c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then <del>no less than 12 households per ha</del> <u>a reduced density standard or density exemption shall apply.</u> "

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183.8	Fiona Aston	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Amend	Amend SUB-P7 to delete requirement for subdivision to be in accordance with fixed or flexible elements of Outline Development Plan (ODP) and instead require the outcomes of an ODP to be met, in order to give effect to submitter's request to rezone land in vicinity of Boys Road and Marshs Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ.	Amend SUB-P7:  <del>"Ensure that subdivision is in accordance with the fixed or flexible elements of any relevant ODP. Manage subdivision to ensure that the outcomes intended by the Outline Development Plan are met."</del>
183.9	Fiona Aston	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Amend	Amend SUB-S3 to delete reference to the alternative minimum net density of 12 households per ha, and instead provide for a more flexible alternative, in order to give effect to submitter's request to rezone land in vicinity of Boys Road and Marshs Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ.	Amend SUB-S3:  <del>"1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, or the minimum density specified in the applicable Outline Development Plan, whichever is the lesser, or if there are demonstrated constraints then a density exemption shall apply no less than 12 households per ha."</del>
183.10	Fiona Aston	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Support	Support SUB-S4, as it helps give effect to submitter's request to rezone land in vicinity of Boys Road and Marshs Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ.	Retain SUB-S4 as notified.
183.11	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Amend	Amend RESZ-O5 in order to give effect to submitter's request to rezone land in vicinity of Boys Road and Marshs Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ.	Amend RESZ-O5:  <del>"A wide range of housing types, sizes and densities are available in each township to meet housing needs, the needs of the community through 1- a range of residential unit types; and 2- a variety of residential unit densities"</del>
183.12	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Amend	Amend RESZ-P14 to delete reference to the alternative minimum net density of 12 households per ha where there are demonstrated constraints and instead provide for density exemption, also add reference to types of constraints that may be included, in order to give effect to submitter's request to rezone land in vicinity of Boys Road and Marshs Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ.	Amend RESZ-P14: "... 1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints, or <u>there is an alternative minimum density specified in the applicable Outline Development Plan then a density exemption shall apply. Constraints may include but not be limited to landscape and ground conditions, servicing requirements, and existing subdivision and housing patterns, less than 12 households per ha."</u>
183.13	Fiona Aston	GRZ – General Residential Zone	Policies	GRZ-P1	Amend	Amend GRZ-P1(5) to delete reference to careful design, in order to give effect to submitter's request to rezone land between the eastern bypass and Southbrook from Rural Lifestyle Zone to General Residential Zone (GRZ), Business or Industrial Zones, or a mix; and rezone part of the submitters' land within the South East Rangiora Development Area to GRZ and Medium Density Residential Zone.	Amend GRZ-P1:  "Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: ... 5. <del>through careful design</del> provides a range of higher density living choices to be developed within the zone; and ..."
183.15	Fiona Aston	SER - South East Rangiora	Appendix	DEV-SER-APP1	Amend	Support South East Rangiora Development Area (DEV-SER) in principle, however request larger area of medium density housing to address development capacity shortfall, achieve sustainable growth, and a well-functioning urban environment (as per National Policy Statement on Urban Development (NPS-UD)), provide broader housing typologies in a variety of locations other than near town centres (as per NPS-UD), and respond to direction of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (Housing Supply Amendment Act)). Provide larger area of medium density housing along east side of stormwater reserve and west of Eastern Bypass; to maximise residents access to Northbrook Waters reserve. Relocate local centre to near museum and events centre on the south side of North Brook for amenity values, active transport connectivity options, and road accessibility, and to support additional medium density housing and provide a focal point near a denser housing node's centre and enhanced convenience for residents. The Eastern Bypass makes the part of the farm north of Boys Road unviable as it splits that area into two blocks within DEV-SER although the loss of this land does not of itself make the farm balance (approximately 150ha) unviable and operationally unsustainable. Note potential timing issue with Eastern Bypass construction as if it precedes DEV-SER development then must ensure location of services does not preclude or compromise medium density housing, especially along the Bypass' eastern edge (requested by the submitter). If services are within Eastern Bypass corridor, provide for connections to successfully realise DEV-SER-APP1. Amend to note that services and roading access should also be prioritised in early stages of development. Delete references to the development feasibility as they are inappropriate. Development nearby was successful under similar ground conditions, and land prices also affect feasibility. Amend to align with NPS-UD and Housing Supply Amendment Act.	Amend DEV-SER-APP1 South East Rangiora Outline Development Plan to provide for additional areas of medium density housing adjacent to the stormwater reserve and west of the principal north-south road, and reposition the local centre adjacent to Rosburn and the North Brook Museum on the new north-south road, in approximate locations shown on amended Outline Development Plan in Figure 2 of the submission. This will require a slight realignment of the north-south road to the east, south of North Brook, between Northbrook and Boys Roads. Amend DEV-SER-APP1 narrative as below: "Land Use Plan ... <del>A small optional neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, is located at the junction of Northbrook Road and Spark Lane at the junction of the primary north/south road and the south side of Northbrook, near the Northbrook Museum and Rosburn Receptions. This e-latter will form part of the future north/south primary road connection that extends northward through the South East Rangiora Development Area and southward to connect to Lineside Road. Locating the neighbourhood/local centre at this strategic location offers a high degree of visibility which has positive flow-on effects on neighbourhood businesses' sustainability. It will also be ideal for a north facing café with an attractive north facing outlook onto the Northbrook and with views to Mount Grey.</del> The land in the South East Rangiora Development Area north of an extension of Cassino Street is likely more suitable for urban development than the land south of it, due to the presence of artesian water south of this location, together with modelled effects of a 200 year localised flooding event. Groundwater south of a Cassino Street extension is artesian and close to the surface, which will likely result in more



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							<p><del>challenging construction of infrastructure.</del>  Rangiora New Life School and Southbrook School are located south of Boys Road. It is subject to Ministry of Education consideration whether an additional primary school is required in the South East Rangiora Development Area in the future to service its catchment. It could be feasible that preschool(s) are established in the Development Area. The South East Rangiora Development Area also contains the Northbrook Museum and Rosburn Receptions, a community asset, at Spark Lane.  <del>Development within the Rangiora South East Development Area is to be contiguous; the Outline Development Plan does not anticipate physically separated or ad-hoc development.</del>  ...  Water and Wastewater Network  ...It should be noted that artesian water is located roughly south of an extension of Cassino Street in the remainder of the South East Rangiora Development Area, east of Devlin Avenue, and groundwater is close to the surface. <del>This likely makes construction of infrastructure challenging and will likely carry higher than typical costs, particularly when developing large catchment areas.</del> A pressure system may need to be considered for the South East Rangiora Development Area's catchments if gravity reticulation cannot be kept shallow enough. <del>Such considerations will inform development feasibility."</del>  Amend location of medium density housing shown the South East Rangiora Outline Development Plan (ODP) to be consistent with changes sought by submitter; alternatively, delete medium density housing from the ODP    (and other ODPs) and identify potential locations in the relevant ODP narrative. Ensure consistency with the National Policy Statement on Urban Development 2020 and changes to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act.</p>
183.16	Fiona Aston	Planning Maps	General	General	Amend	<p>Rezone all land (approximately 30ha) in the vicinity of Boys Road and Marshs Road, in southeast Rangiora and to the west of the proposed Eastern Bypass from Rural Lifestyle Zone to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ) (outlined in red on Figure 1A of original submission); or alternatively rezone to GRZ, MRZ, BIZ, Format Retail/Mixed Use, or a mix of these.  Rezone all land north of Boys Road, Rangiora, and within the South East Rangiora Development Area (outlined in red on Figure 1A of the original submission) to GRZ. The proposed Eastern Bypass will isolate 30ha of the farm and there has been no consideration to integration. Farming the land is becoming unfeasible due to urban neighbouring uses, and moving stock across busy roads. The certification process for enabling urban development is uncertain and slower than rezoning the land. This land is a logical and planned location for further growth, and rezoning will achieve a compact, efficient and connected urban form, and help potential shortfall in housing or business land.  As a less preferred alternative, retain zoning but amend to address concerns with the certification process including so that it is a lawful, fair, equitable, transparent, appealable, efficient and fast process for delivering land for housing; and does not duplicate matters than can be dealt with at subdivision stage.</p>	<p>Rezone all land (approximately 30ha) in the vicinity of Boys Road and Marshs Road, Rangiora (located to the west of the proposed Eastern Bypass) from Rural Lifestyle Zone to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ) (outlined in red on Figure 1A of original submission); or alternatively rezone to GRZ, MRZ, BIZ, Format Retail/Mixed Use, or a mix of these.  Rezone all land north of Boys Road, Rangiora, and within the South East Rangiora Development Area (outlined in red on Figure 1A of the original submission) to GRZ. This land is part of the Spark dairy farm, located at 197 Boys Rd Rangiora (Lots 1, 3 DP 418207 Lot 1 DP 80780, Lot 1 DP 80781 RURAL SECS 1883 1884 2452 2512 PT RURAL SECS 316 358A 387 1436 1438 BLK VII XI RANGIORA SD 1); and at 234 Boys Road (Lot 1 DP 22100), and also includes Rosburn and Northbrook Museum (17 Spark Lane, Lot 1 DP 48207) and 19 Spark Lane (Lot 2 DP 418207) (refer to map of these areas in Figure 1B of the original submission).  As a less preferred alternative, retain but address the concerns with the certification process including so that it is a lawful, fair, equitable, transparent, appealable, efficient and fast process for delivering land for housing; and does not duplicate matters than can be dealt with at subdivision stage.</p>
183.17	Fiona Aston	General	General	General	Oppose	<p>Oppose certification process for enabling urban development as it is uncertain, unproven, highly discretionary and slower than rezoning the land. Rezoning is both preferable and essential to give effect to the direction of higher order planning documents, including the National Policy Statement on Urban Development and the Canterbury Regional Policy Statement.</p>	<p>Delete certification process, and instead rezone the land in vicinity of Boys Road and Marshs Road, Rangiora, and to the west of the proposed Eastern Bypass, to General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ); or alternatively rezone to GRZ, MRZ, business, format retail, mixed use, or a mix of these; and rezone land north of Boys Road, Rangiora, and within the South East Rangiora Development Area to GRZ; and such other parts of the West Rangiora, North Rangiora, and South East Rangiora Development Areas for urban development, in accordance with the relevant Outline Development Plans.</p>
183.18	Fiona Aston	SER - South East Rangiora	General	General	Amend	<p>Support in part 'Part 3 Area Specific Matters - New Development Areas - South East Rangiora'.</p>	<p>Retain in part 'Part 3 Area Specific Matters - New Development Areas - South East Rangiora'.</p>
184.1	Martin Pinkham	MRZ – Medium Density Residential Zone	Objectives	MRZ–O1	Oppose	<p>Rezone all of the Kaiapoi urban area to Medium Residential Zone along with all of the Policies, Rules, and Built Form Standards including MRZ–O1, to be consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and the National Policy Statement - Urban Development.</p>	<p>Rezone the Kaiapoi urban area as Medium Density Residential Zone along with MRZ-O1.</p>
184.2	Martin Pinkham	MRZ – Medium Density Residential Zone	Policies	MRZ-P1	Oppose	<p>Rezone all of the Kaiapoi urban area to Medium Residential Zone along with all of the Policies, Rules, and Built Form Standards including MRZ–P1, to be consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and the National Policy Statement - Urban Development.</p>	<p>Rezone the Kaiapoi urban area as Medium Density Residential Zone along with MRZ-P1.</p>
184.3	Martin Pinkham	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R1	Oppose	<p>Rezone all of the Kaiapoi urban area to Medium Residential Zone along with all of the Policies, Rules, and Built Form Standards including MRZ–R1, to be consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and the National Policy Statement - Urban Development.</p>	<p>Rezone the Kaiapoi urban area as Medium Density Residential Zone along with MRZ-R1.</p>





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Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
184.46	Martin Pinkham	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS4	Oppose	Rezone all of the Kaiapoi urban area to Medium Residential Zone along with all of the Policies, Rules, and Built Form Standards including MRZ-BFS4, to be consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and the National Policy Statement - Urban Development.	Rezone the Kaiapoi urban area as Medium Density Residential Zone along with MRZ-BFS4.
184.47	Martin Pinkham	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS5	Oppose	Rezone all of the Kaiapoi urban area to Medium Residential Zone along with all of the Policies, Rules, and Built Form Standards including MRZ-BFS5, to be consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and the National Policy Statement - Urban Development.	Rezone the Kaiapoi urban area as Medium Density Residential Zone along with MRZ-BFS5.
184.48	Martin Pinkham	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS6	Oppose	Rezone all of the Kaiapoi urban area to Medium Residential Zone along with all of the Policies, Rules, and Built Form Standards including MRZ-BFS6, to be consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and the National Policy Statement - Urban Development.	Rezone the Kaiapoi urban area as Medium Density Residential Zone along with MRZ-BFS6.
184.49	Martin Pinkham	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS7	Oppose	Rezone all of the Kaiapoi urban area to Medium Residential Zone along with all of the Policies, Rules, and Built Form Standards including MRZ-BFS7, to be consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and the National Policy Statement - Urban Development.	Rezone the Kaiapoi urban area as Medium Density Residential Zone along with MRZ-BFS7.
184.50	Martin Pinkham	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS8	Oppose	Rezone all of the Kaiapoi urban area to Medium Residential Zone along with all of the Policies, Rules, and Built Form Standards including MRZ-BFS8, to be consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and the National Policy Statement - Urban Development.	Rezone the Kaiapoi urban area as Medium Density Residential Zone along with MRZ-BFS8.
184.51	Martin Pinkham	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS9	Oppose	Rezone all of the Kaiapoi urban area to Medium Residential Zone along with all of the Policies, Rules, and Built Form Standards including MRZ-BFS9, to be consistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and the National Policy Statement - Urban Development.	Rezone the Kaiapoi urban area as Medium Density Residential Zone along with MRZ-BFS9.
184.52	Martin Pinkham	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Support	Kaipoi Fixed Minimum Finished Floor Level Overlay is a sensible and pragmatic way of dealing with the risk of flooding in the Kaiapoi Urban Area that provides certainty.	Retain NH-R6 as notified
185.1	Martin Pinkham	LLRZ - Large Lot Residential Zone	General	General	Amend	Delete the proposed Swannanoa Large Lot Residential Zone (LLRZ) Overlay on the corner of Tram Road and Two Chain Road as it does not comply with some criteria in UFD-P3 Identification/location and extension of Large Lot Residential Zone areas. It is not attached to an existing LLRZ or Small Settlement, making use of existing services will not be efficient, developing an Outline Development Plan will be difficult, and the proposed LLRZ will compromise the effectiveness and safety of Tram Road and Two Chain Road.	Delete the proposed Swannanoa Large Lot Residential Zone Overlay on the corner of Tram Road and Two Chain Road.
186.1	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Activity Rules	SETZ-R4	Amend	Unsure what (1) of SETZ-R4 hopes to achieve. While it might limit say house buses it won't affect under 3500kg motorhomes, tiny homes or caravans. The nature of our fishing/beach community often involves having someone's boat parked on your property so these rules could be detrimental.	Delete (1) and (2) of SETZ-R4.
186.2	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Activity Rules	SETZ-R5	Amend	Support SETZ-R5 with amendment. The effects on the community are traffic movements, parking and hours of operation. Noise and signs are covered in other chapters. Hours of operation are covered but traffic movement is only in home business and there is no parking provision. It is important to cover provision for parking in the district plan.	Amend all non-residential activities including SETZ-R5 to include maximum traffic movements and suitable off street parking.
186.3	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Activity Rules	SETZ-R10	Amend	In SETZ-R10(2), allowing only a maximum of 40m <sup>2</sup> for a home business is too small as home businesses generally have less impact than other permitted activities.	In SETZ-R10(2), increase the maximum allowed for a home business to at least 75m <sup>2</sup>
186.4	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Built Form Standards	SETZ-BFS1	Support	Support no minimum lot size and a limit of 600m <sup>2</sup> in lot size.	Not specified
186.5	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Built Form Standards	SETZ-BFS2	Support	Support the increase in building coverage in SETZ-BFS2 from 35% to 45%.	Not specified.
186.6	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Built Form Standards	SETZ-BFS6	Oppose	The requirement for glazing, habitable rooms and doors facing the street can sometimes be contrary to good architectural design. For example: 20% glazing on a south facing road frontage could create problems complying with NZCB H1 energy efficiency. Doors opening to the prevailing easterly is best avoided. With the permitted commercial activities in the Settlement Zone it may be desirable to screen those from habitable spaces.	Delete SETZ-BFS6.
186.7	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Built Form Standards	SETZ-BFS7	Support	Support SETZ-BFS7 (3). The required floor levels in submitter's area will be quite high so this will have an effect on the recession planes and this is a difficult problem to resolve. The height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.	Not specified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
186.8	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	PBKR - Pines Beach and Kairaki Regeneration	General	General	Amend	For the beach community the greatest natural hazard is fire, and several events have threatened property and potentially life. Because of the situation with this land being leased and leases undefined, there could be sites with low use, low investment, and risk high, which is not so much the case with freehold land. At present submitter believes the grass is mowed by Council but when the leases go out that will cease. The TKOT would have limited ability to enforce the length of the vegetation but a provision under the district plan would provide enforcement pathway. Department of Conservation have a similar issue with some land they administer and charge an annual inspection fee for someone to inspect property.	Include a rule in Special Purpose Zone - Pines Beach and Kairaki Regeneration Chapter that grass to be kept to a max of 150 mm. An annual property inspection is considered.
186.9	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	PBKR - Pines Beach and Kairaki Regeneration	Activity Rules	SPZ(PBKR)-R18 Res	Amend	Generally support however concerned about the potential number of units of temporary accommodation such as caravans or motorhomes that may be placed on a site and the potential effects of this on amenity and concerned about waste disposal. Leases could change over time and cannot be relied upon to provide protection for the community, and submitter seeks for the district plan to reinforce the Camping-Grounds Regulations 1985.	A requirement for resource consent for all residential activities including caravans should be upheld, with a limit of one caravan or motorhome per site, and that any proposed caravan or motorhome provides for waste disposal.
186.10	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	PBKR - Pines Beach and Kairaki Regeneration	Activity Rules	SPZ(PBKR)-R1 Cons	Amend	References to SPZ-PBKR-MD1 in non-residential permitted activities, including SPZ(PBKR)-R1, cover traffic and amenity which is good but does not cover hours of operation or car parking and it should.	For all non-residential activities, including SPZ(PBKR)-R1, hours of operation are included similar to the Settlement Zone (SETZ), a parking plan is required, and the number of vehicle movements is limited similar to the SETZ.
186.11	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	PBKR - Pines Beach and Kairaki Regeneration	Activity Rules	SPZ(PBKR)-R17	Support	Support SPZ(PBKR)-R17. Support the relocatable building concept. Note that resource consent applicants are required to provide the data to support the trigger points and rationale and the rules themselves do not provide a prescriptive solution. This approach does allow for a number of approaches which is very good, but this could lead to an expensive resource consent process. However, that will have the effect of raising the bar and ensuring those applicants are committed. Note that the Council has a report from Jacobs that might help in compiling a resource consent. Also the 100 year coastal flood depths are clearly a 100 year planning timescale so a floor level above those would comply by itself. There is also a requirement to consider Council infrastructure. A proposal to install a pumped sewer solution at a specified trigger point would likely comply.	Retain SPZ(PBKR)-R17 as notified.
186.12	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	PBKR - Pines Beach and Kairaki Regeneration	Matters of Discretion	SPZ-PBKR-MD9	Support	Support SPZ-PBKR-MD9. Support the relocatable building concept. Note that resource consent applicants are required to provide the data to support the trigger points and rationale and the rules themselves do not provide a prescriptive solution. This approach does allow for a number of approaches which is very good, but this could lead to an expensive resource consent process. However, that will have the effect of raising the bar and ensuring those applicants are committed. Note that the Council has a report from Jacobs that might help in compiling a resource consent. Also the 100 year coastal flood depths are clearly a 100 year planning timescale so a floor level above those would comply by itself. There is also a requirement to consider Council infrastructure. A proposal to install a pumped sewer solution at a specified trigger point would likely comply.	Retain SPZ(PBKR)-R17 as notified.
186.13	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	PBKR - Pines Beach and Kairaki Regeneration	Activity Rules	SPZ(PBKR)-BFS5	Amend	Amend SPZ(PBKR)-BFS5 as the proposed landscaping requirement will lead to unwanted shading to a property on the south. Trees are a major cause of neighbourly disputes so this rule will lead to many problems.	Amend SPZ(PBKR)-BFS5 by deleting the requirement for trees to be a minimum height of 1.5m at the time of planting.
186.14	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R15	Neutral	Note the change to flood assessment certificates as a method of compliance and outside of that becomes a restricted discretionary activity. With reference to NH-MD4, if the flood levels on the interactive maps are close to the required floor level for the coastal flood assessment certificate then it is more likely a restricted discretionary solution will be required.	Not specified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
186.15	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S2	Amend	<p>The use of 500mm of freeboard on top of the calculated flood level seems excessive. Especially in the coastal flooding scenario where 1m is the predicted sea level rise for 100 years on a progressive scale so 500mm is a full 50% on top of that in 100 years time and more than 100% more in the 50 year life of an average building.</p> <p>NH-S2 requires that the land must be built up to the 100 year flood level and within 300mm of the floor level. When some of the levels talked about on the interactive map are around 2m.</p> <p>Oppose for the following reasons:</p> <ul style="list-style-type: none"> <li>- If the land is built up to that required level it will discharge surface stormwater across the boundary to an adjacent existing level property.</li> <li>- The land would require expensive retaining and with that some engineering problems to support the building if within the standard setback. Imagine a 2m retaining wall on a boundary.</li> <li>- The extra load of the locally built up land will cause pressure on the thin crust and liquefaction problems for the neighbouring property.</li> <li>- When the stopbank was much lower, most overtopping events in the past only occurred for a short time at high tide and never reached a full level. Any build up of the land displaces that water and raises the depth of the flooding on other properties.</li> <li>- For a new subdivision having the land built up is potentially a good idea. But amongst other properties it is not. While a different solution might be achievable through a restricted discretionary pathway this land height rule should not be in the overall standard.</li> </ul> <p>The levels on the coastal interactive map are questionable when across submitter's flat lawn there is nearly 700mm difference.</p>	<p>Review the 500mm freeboard in the calculation for the coastal flood assessment certificate.</p> <p>Delete the land height requirement for anything but a new subdivision.</p> <p>Continued review of the accuracy of the map data.</p>
186.16	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Activity Rules	SETZ-R6	Amend	Support SETZ-R6 with amendment. The effects on the community are traffic movements, parking and hours of operation. Noise and signs are covered in other chapters. Hours of operation are covered but traffic movement is only in home business and there is no parking provision. It is important to cover provision for parking in the district plan.	Amend all non-residential activities including SETZ-R6 to include maximum traffic movements and suitable off street parking.
186.17	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Activity Rules	SETZ-R7	Amend	Support SETZ-R7 with amendment. The effects on the community are traffic movements, parking and hours of operation. Noise and signs are covered in other chapters. Hours of operation are covered but traffic movement is only in home business and there is no parking provision. It is important to cover provision for parking in the district plan.	Amend all non-residential activities including SETZ-R7 to include maximum traffic movements and suitable off street parking.
186.18	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Activity Rules	SETZ-R8	Amend	Support SETZ-R8 with amendment. The effects on the community are traffic movements, parking and hours of operation. Noise and signs are covered in other chapters. Hours of operation are covered but traffic movement is only in home business and there is no parking provision. It is important to cover provision for parking in the district plan.	Amend all non-residential activities including SETZ-R8 to include maximum traffic movements and suitable off street parking.
186.19	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Activity Rules	SETZ-R9	Amend	Support SETZ-R9 with amendment. The effects on the community are traffic movements, parking and hours of operation. Noise and signs are covered in other chapters. Hours of operation are covered but traffic movement is only in home business and there is no parking provision. It is important to cover provision for parking in the district plan.	Amend all non-residential activities including SETZ-R9 to include maximum traffic movements and suitable off street parking.
186.20	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Activity Rules	SETZ-R11	Amend	Support SETZ-R11 with amendment. The effects on the community are traffic movements, parking and hours of operation. Noise and signs are covered in other chapters. Hours of operation are covered but traffic movement is only in home business and there is no parking provision. It is important to cover provision for parking in the district plan.	Amend all non-residential activities including SETZ-R11 to include maximum traffic movements and suitable off street parking.
186.21	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Activity Rules	SETZ-R12	Amend	Support SETZ-R12 with amendment. The effects on the community are traffic movements, parking and hours of operation. Noise and signs are covered in other chapters. Hours of operation are covered but traffic movement is only in home business and there is no parking provision. It is important to cover provision for parking in the district plan.	Amend all non-residential activities including SETZ-R12 to include maximum traffic movements and suitable off street parking.
186.22	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Activity Rules	SETZ-R13	Amend	Support SETZ-R13 with amendment. The effects on the community are traffic movements, parking and hours of operation. Noise and signs are covered in other chapters. Hours of operation are covered but traffic movement is only in home business and there is no parking provision. It is important to cover provision for parking in the district plan.	Amend all non-residential activities including SETZ-R13 to include maximum traffic movements and suitable off street parking.
186.23	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Activity Rules	SETZ-R14	Amend	Support SETZ-R14 with amendment. The effects on the community are traffic movements, parking and hours of operation. Noise and signs are covered in other chapters. Hours of operation are covered but traffic movement is only in home business and there is no parking provision. It is important to cover provision for parking in the district plan.	Amend all non-residential activities including SETZ-R14 to include maximum traffic movements and suitable off street parking.
186.24	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	SETZ – Settlement Zone	Activity Rules	SETZ-R15	Amend	Support SETZ-R15 with amendment. The effects on the community are traffic movements, parking and hours of operation. Noise and signs are covered in other chapters. Hours of operation are covered but traffic movement is only in home business and there is no parking provision. It is important to cover provision for parking in the district plan.	Amend all non-residential activities including SETZ-R15 to include maximum traffic movements and suitable off street parking.



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Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
186.41	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	PBKR - Pines Beach and Kairaki Regeneration	Activity Rules	SPZ(PBKR)-R12	Amend	References to SPZ-PBKR-MD1 in non-residential permitted activities, including SPZ(PBKR)-R12, cover traffic and amenity which is good but does not cover hours of operation or car parking and it should.	For all non-residential activities, including SPZ(PBKR)-R12, hours of operation are included similar to the Settlement Zone (SETZ), a parking plan is required, and the number of vehicle movements is limited similar to the SETZ.
186.42	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	PBKR - Pines Beach and Kairaki Regeneration	Activity Rules	SPZ(PBKR)-R13	Amend	References to SPZ-PBKR-MD1 in non-residential permitted activities, including SPZ(PBKR)-R13, cover traffic and amenity which is good but does not cover hours of operation or car parking and it should.	For all non-residential activities, including SPZ(PBKR)-R13, hours of operation are included similar to the Settlement Zone (SETZ), a parking plan is required, and the number of vehicle movements is limited similar to the SETZ.
186.43	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	PBKR - Pines Beach and Kairaki Regeneration	Activity Rules	SPZ(PBKR)-R14	Amend	References to SPZ-PBKR-MD1 in non-residential permitted activities, including SPZ(PBKR)-R14, cover traffic and amenity which is good but does not cover hours of operation or car parking and it should.	For all non-residential activities, including SPZ(PBKR)-R14, hours of operation are included similar to the Settlement Zone (SETZ), a parking plan is required, and the number of vehicle movements is limited similar to the SETZ.
186.44	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	PBKR - Pines Beach and Kairaki Regeneration	Activity Rules	SPZ(PBKR)-R15	Amend	References to SPZ-PBKR-MD1 in non-residential permitted activities, including SPZ(PBKR)-R15, cover traffic and amenity which is good but does not cover hours of operation or car parking and it should.	For all non-residential activities, including SPZ(PBKR)-R15, hours of operation are included similar to the Settlement Zone (SETZ), a parking plan is required, and the number of vehicle movements is limited similar to the SETZ.
186.45	Tim Stephenson - on behalf of Land Subcommittee - Pines and Kairaki Beaches Association	PBKR - Pines Beach and Kairaki Regeneration	Activity Rules	SPZ(PBKR)-R16	Amend	References to SPZ-PBKR-MD1 in non-residential permitted activities, including SPZ(PBKR)-R16, cover traffic and amenity which is good but does not cover hours of operation or car parking and it should.	For all non-residential activities, including SPZ(PBKR)-R16, hours of operation are included similar to the Settlement Zone (SETZ), a parking plan is required, and the number of vehicle movements is limited similar to the SETZ.
187.1	Martin Pinkham	LLRZ - Large Lot Residential Zone	General	General	Amend	The identification/location of some of the Large Lot Residential Zone (LLRZ) areas are flawed and inconsistent. Application of UFD-P3 Identification/location and extension of LLRZ areas, supports an extension of the existing Mandeville LLRZ to Whites Road on the south side of Tram Road (refer to full submission for map), as it would meet policy criteria. The area is attached to the existing Mandeville LLRZ, is not located within an identified development area, is not on the direct edge of a town, can use or extend existing services, and developing an Outline Development Plan will be straight forward.	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).
188.1	Martin Pinkham	LLRZ - Large Lot Residential Zone	General	General	Amend	Seek that the proposed Waikuku Large Lot Residential Zone (LLRZ) Overlay on Gressons Road Overlay be deleted from the Proposed District Plan as it does not meet criteria of UFD-P3 Identification/location and extension of LLRZ areas. The area is not attached to an existing LLRZ, will likely be identified as a future area for Medium Density Residential development, is separated from existing services, and does not promote pedestrian and cyclist safety by requiring them to cross State Highway 1.	Delete the proposed Waikuku Large Lot Residential Zone Overlay on Gressons Road.
189.1	Martin Pinkham	LLRZ - Large Lot Residential Zone	General	General	Amend	Seek extension of the existing Fernside Large Lot Residential Zone (LLRZ) to O'Roarkes Road on the south side of Johns Road (refer to full submission for map). This complies with criteria in UFD-P3 Identification/location and extension of LLRZ areas, as it attached to existing Fernside LLRZ, is not within an identified development area, is not on the direct edge of a town, can use or extend existing services, and developing an Outline Development Plan will be straight forward.	Extend the existing Fernside Large Lot Residential Zone to O'Roarkes Road on the south side of Johns Road (refer to full submission for map).
190.1	Martin Pinkham	LLRZ - Large Lot Residential Zone	General	General	Amend	Seek extension of the existing East Woodend Large Lot Residential Zone (LLRZ) to Fullers on the west side of the proposed Woodend Bypass (refer to full submission for map). This would meet criteria in UFD-P3 Identification/location and extension of LLRZ areas, as it is attached to the existing East Woodend LLRZ, is not in an identified development area, is not on the direct edge of a town, existing services can be used or extended, and developing an Outline Development Plan will be straight forward.	Extend the existing East Woodend Large Lot Residential Zone west of the proposed Woodend Bypass (refer to full submission for map).
191.1	Howard Stone	Planning Maps	General	General	Amend	Rezone 3.81ha of 1188 Main North Road / 20 Te Haunui Lane, Woodend (refer to map in Appendix 2 of submission) from Rural Lifestyle Zone (RLZ) to Special Purpose Zone Pegasus Resort, with the balance of the property remaining RLZ. Infrastructure is available to service development without upgrading which Council may not have been aware of, development of the site has been anticipated and will not affect wider RLZ. Site is adjacent to Pegasus and Te Haunui Lane provided for 12 lots with services. Development would not create adverse effects on infrastructure or rural amenity and would allow more dwellings. Current access provision indicates future development. Supports zones such as the RLZ ensuring rural areas retain amenity. Amend the Special Purpose Zone (Pegasus Resort) - Appendix 1 – Outline Development Plan to include identified area as "Activity Area 7: Residential".	Rezone part of 1188 Main North Road / 20 Te Haunui Lane, Woodend from Rural Lifestyle Zone to Special Purpose Zone (Pegasus Resort) as shown on map in Appendix 2 of submission.
191.2	Howard Stone	PR - Pegasus Resort	Appendices	SPZ(PR)-APP1	Amend	Rezone 3.81ha of 1188 Main North Road / 20 Te Haunui Lane, Woodend from Rural Lifestyle Zone (RLZ) to Special Purpose Zone Pegasus Resort with remaining site area remaining RLZ. This is because there is sufficient area and infrastructure available to develop without upgrading, which Council may be unaware of, development is anticipated and there will be no wider effects on the RLZ. The site is on the fringe of the Pegasus Development and has access, services and owner support for development which would provide more houses.	Amend the Special Purpose Zone (Pegasus Resort)-Appendix 1 – Outline Development Plan to rezone 3.81ha of 1188 Main North Road / 20 Te Haunui Lane, Woodend from Rural Lifestyle Zone (RLZ) to Activity Area 7: Residential Special Purpose Zone Pegasus Resort with remaining site area remaining RLZ.
192.1	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of biodiversity offset	Support	Supports definition due to its clarity and consistency with best practice and proposed policy direction.	Retain definition of 'biodiversity offset' as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
192.2	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	General	Amend	Notes lack of definition for 'biodiversity compensation' despite it being mentioned in ECO-MD1(4).	Amend to add definition of 'biodiversity compensation', along with policy direction that sets out its best practice and limits.
192.3	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of carbon forest	Neutral	Neutral on 'carbon forest' definition.	Interested in seeing how definition of 'carbon forest' goes.
192.4	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of coastal environment	Neutral	Neutral on definition of 'coastal environment'.	Retain the 'coastal environment' definition as notified.
192.5	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of conservation activity	Neutral	Neutral on definition of 'conservation activities'.	Retain definition of 'conservation activities' as notified.
192.6	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of ecological district	Support	Neutral on definition of 'ecological district'.	Retain definition of 'ecological district' as notified.
192.7	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	General	Amend	Seeks definition of 'edge effects'.	Add following definition of 'edge effects':  <u>"Edge effects are effects on native ecosystems that are caused by adjacent or surrounding land uses"</u> .
192.8	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of ecological services	Neutral	Neutral on definition of 'ecological services'.	Retain definition of 'ecological services' as notified.
192.9	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of electricity distribution	Support	Support definition of 'electricity distribution'.	Retain definition of 'electricity distribution' as notified.
192.10	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of electricity distribution	Support	Support definition of 'electricity distribution line'.	Retain definition of 'electricity distribution line' as notified.
192.11	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of farm quarry	Support	Appropriately limited to ancillary farming and horticulture uses within same property as the quarry.	Retain 'farm quarry' definition as notified.
192.12	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of freshwater body setback	Amend	There is no way to identify the edge of a wetland that has no clear bank. Figure 1 in the Natural Character of Freshwater Bodies Chapter is not overly useful to identify wetland edges.	Consider whether a definition for the 'edge of wetland' is required.
192.13	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of improved pasture	Amend	Notes significant consequences that the definition of 'improved pasture' could have on indigenous vegetation within the Low Plains and High Plains Ecological Districts given ECO-R2 permits indigenous vegetation clearance outside Significant Natural Areas if for the purpose of maintaining improved pasture; despite the recognition in ECO-P4 that these ecological districts have had the most indigenous vegetation loss and therefore such clearance should be restricted.	Requests definition of 'improved pasture' be strengthened in order to better align with ECO-P4.
192.14	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of indigenous biodiversity	Support	Supports definition of 'indigenous biodiversity'.	Retain definition of 'indigenous biodiversity' as notified.
192.15	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of indigenous biodiversity	Oppose	Opposes definition of 'indigenous biodiversity offset'. Definition of 'biodiversity offset' is appropriate.	Delete definition of 'indigenous biodiversity offset'.
192.16	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of indigenous fauna	Support	Support definition of 'indigenous fauna'.	Retain definition of 'indigenous fauna' as notified.
192.17	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of indigenous vegetation	Amend	Seeks simplification of 'indigenous vegetation' definition.	Amend definition of 'indigenous vegetation':  "means a community of <del>vaseular-plants-and-nonvaseular-plants</del> , that includes species native to the ecological district in which that area is located."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
192.18	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of indigenous vegetation	Amend	Seeks 'removal' to be added to 'indigenous vegetation clearance' definition.	Amend 'indigenous vegetation clearance' definition:  "means the <u>removal</u> , felling, clearing, damage or disturbance of indigenous vegetation by cutting, mob stocking, crushing, cultivation, irrigation, earthworks, chemical application, artificial drainage, stop banking, burning, or any other activity in or directly adjacent to an area of indigenous vegetation that destroys or directly results in extensive failure of an area of indigenous vegetation."
192.19	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of infrastructure	Amend	Tighten application of the term 'infrastructure' in sensitive environments as could have significant consequences for the coastal environment and Significant Natural Areas.	Exclude or more clearly define the types of infrastructure provided for or excluded from sensitive environments.
192.20	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of mapped SNA	Support	Supports 'mapped SNA' definition as it is useful when applying rules.	Retain 'mapped SNA' definition as notified.
192.21	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of mob-stocking	Support	Supports 'mob stocking' definition.	Retain 'mob stocking' definition as notified.
192.22	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of natural systems	Oppose	Notes 'natural systems' term is not used in the Proposed District Plan.	Delete 'natural systems' definition.
192.23	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of no net loss	Oppose	Oppose definition of 'no net loss'. It does not align with National Policy Statement for Freshwater Management. The inclusion of the term 'overall' means the starting point averages out loss before its considered against any gains, and there is a lack of clarity at what level 'overall' is considered at. The offsetting principles would also result in a further 'overall' approach being applied to 'no net loss'. Definition could result in the loss of aspects (e.g. diversity) not being considered a loss if other aspects (e.g. species range) are increased. It could result in loss being considered at a different spatial scales (e.g. district level) rather than in terms of the specific activity; such as where 'no net loss is used in ECO-MD1(2). Such a term is not needed when in conjunction with the offsetting principles.	Delete 'no net loss' definition.
192.24	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of open space and recreation	Oppose	Opposes 'Open Space and Recreation Zones' definition as it does not recognise natural open space as an important zone type.	Delete 'Open Space and Recreation Zones' definition and specify each relevant zone type.
192.25	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of public amenities	Amend	Amend the definition of 'public amenities' to clarify. This definition is far ranging by including cycle and walk ways. Many provisions relating to public amenities only relate to buildings and structures. It is unclear that all cycle and walk ways would be considered a structure. These can be quite large and can have significant adverse effects. The definition for 'infrastructure' also includes cycle and walk ways.	Amend the definition of 'public amenities': Delete items that do have a clear link to the building and structure conditions / standards found in the rules such as cycle and walk ways.
192.26	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of significant natural area	Support	Supports 'Significant Natural Area' definition.	Retain 'Significant Natural Area' definition as notified.
192.27	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	Definitions	Definitions	Definition of unmapped SNA	Support	Supports 'Unmapped SNA' definition.	Retain 'Unmapped SNA' definition as notified.
192.28	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	SD - Rautaki ahunga - Strategic directions	Introduction	Introduction	Amend	Support approach of having no hierarchy between strategic objectives and other chapter's objectives and policies. Seek minor amendments to improve consistency between the Strategic Directions and Urban Form and Development Chapters, and clarify that there are more detailed provisions in other Part 2 and Part 3 chapters.	Amend Strategic Directions introduction:  "For the purpose of District Plan development, including plan changes <u>and resource consents</u> , the strategic objectives in this chapter provide direction for the more detailed provisions contained in <u>other Part 2 and Part 3 chapters of the District Plan.</u> ..."

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192.29	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Amend	Support in principal achieving a net gain in quality and quantity for indigenous biodiversity, however "overall" allows for further loss; which is inconsistent with Objective 9.2.1 of the Canterbury Regional Policy Statement (CRPS), which seeks to halt the decline in the quality and quantity of ecosystems and indigenous biodiversity and safeguard their life-supporting capacity and mauri. The CRPS identifies the protection of significant indigenous vegetation and habitats as a regionally significant matter; this needs to be recognised. Support the inclusion of water bodies and wetlands as maintenance of indigenous biodiversity is a joint responsibility for Council and Canterbury Regional Council. Seek amendments to recognise, and give effect to, the CRPS, National Policy Statement for Freshwater Management, and New Zealand Coastal Policy Statement.	Amend SD-O1:  "Across the District: 1. there is an <del>overall</del> net gain in the quality and quantity of indigenous ecosystems and habitat, and indigenous biodiversity <u>across the district and significant indigenous vegetation and habitats are protected</u> ; 2. the natural character of the coastal environment, freshwater bodies <del>and including</del> wetlands is preserved or enhanced, or restored where degradation has occurred; 3. outstanding natural features and outstanding natural landscapes are identified and their values recognised and protected; 4. people have access to a network of natural areas for open space and recreation, conservation and education, including within riparian areas, the coastal environment, the western ranges, and within urban environments; and 5. land and water resources are managed through an integrated approach which recognises the importance of ki uta ki tai to Ngāi Tahu and the wider community, and the inter-relationships between ecosystems, natural processes and with freshwater; <u>and</u> <u>6. the mauri of ecosystems and indigenous biodiversity is safeguarded and freshwater is managed in a way that gives effect to Te Mana o te Wai."</u>
192.30	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Indigenous biodiversity is appropriate within urban areas for its own purpose, and also provides for social and cultural wellbeing, and improves an environment's attractiveness. While the National Policy Statement on Urban Development includes a number of considerations for well-functioning urban environments, this is not an exhaustive list. SD-O2 does not recognise the importance of indigenous biodiversity in relation to urban development, including protection, maintenance, and its value to communities and to achieving well-functioning urban environments. It should be clear at a strategic level that urban development and infrastructure will be provided for in a way that incorporates and sustains indigenous biodiversity.	Amend SD-O2 to insert additional clause:  " <u>X incorporates and sustains indigenous biodiversity</u> "
192.31	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Amend	Wording of SD-O3 is inappropriate to achieve the purpose of the Resource Management Act 1991 (RMA). Managing adverse effects on surrounding environments is less directive than requirements to avoid adverse effects under the New Zealand Coastal Policy Statement and where avoidance may be necessary to achieve protection of significant natural areas. It is also uncertain whether "surrounding environment" is adequate to consider all adverse effects on the environment as required under s5 of the RMA, this is because it is unclear whether direct effects on the site of the proposed activity would be considered or where effects extend beyond "surrounding" areas. It does not give effect to the Canterbury Regional Policy Statement or the National Policy Statement for Freshwater Management 2020	Amend SD-O3: "... 2. infrastructure, including strategic infrastructure, critical infrastructure and regionally significant infrastructure: a. is able to operate efficiently and effectively; <u>while</u> <u>ii. managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity</u> ; and b. <del>is enabled, while the benefits of new infrastructure development are recognised</del> : i. <del>managing adverse effects on the surrounding environment</del> , having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; <u>and</u> <u>ii. managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity</u> ;"
192.32	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Amend	Amend SD-O4 as it is uncertain with 'rural land' and 'rural environment' not defined thus indicates all areas beyond residential and Special Purpose Zone (Kāinga Nohoanga) are 'rural land'.	Amend SD-O4 to refer to 'Rural Zones', or provide clear definition of rural land/environment, excluding Significant Natural Areas.
192.33	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	UFD - Ahuatanga auaha a taone - Urban form and development	Introduction	Introduction	Oppose	Oppose the statement requiring these provisions to be "given effect to" as this is directive and is reserved for higher order planning documents which must be given effect to through District Plans, and 'had regard to' in resource consent decision-making. This places the Urban Form and Development provisions above all other provisions, including Strategic Directions provisions. However this chapter's focus is urban development and form, not protection of Significant Natural Areas or maintenance of indigenous biodiversity, and it does not address all potential adverse effects of urban development. The Proposed District Plan should be read as a whole with no chapter hierarchies and each provision considered to give effect to relevant higher order documents, including the New Zealand Coastal Policy Statement, National Policy Statement for Freshwater Management, and National Policy Statement on Urban Development.	Amend Urban Form and Development introduction:  "For the purpose of District Plan development, including plan changes and resource consents, the <u>strategic direction UDF</u> objectives and policies in this chapter <del>must be given effect to through provide direction for the more detailed provisions contained in other Part 2 and Part 3 chapters of the District Plan. For the purpose of District Plan implementation, including the determination of resource consent applications</del> : <u>1. the strategic UFD objectives and policies may provide guidance for related objectives and policies in other chapters; and</u> <u>2. the relevant objectives and policies of the District Plan, including strategic objectives in this chapter, are to be considered together and no hierarchy exists between them."</u>
192.34	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Amend	It is inappropriate to provide for urban intensification solely on the basis of consistency with anticipated built form and the zone's purpose, particularly given the chapter's interpretation that its policies must be given effect to. Seek amendment to UFD-P1(2) to clarify that other provisions must be considered when locating a Medium Density Residential Zone, not just those listed in UFD-P1(2). Seek amendments to achieve the purpose of the Resource Management Act 1991, and to give effect to the National Policy Statement for Freshwater Management and the New Zealand Coastal Policy Statement.	Amend UDF-P1(1):  " <u>1. provide for promote the</u> intensification in urban environments through provision for minor residential units, retirement villages, papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form; <del>and</del> purpose of the zone, <u>while managing adverse effects consistent with the provisions of this plan</u> ;"  Consider amending UDF-P1(2) to ensure consideration of other provisions when determining the appropriateness of locating a Medium Density Residential Zone.

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192.35	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Consideration for the identification and location of new Residential Development Areas should not be limited to only the matters outlined in UFD-P2; particularly since this chapter's interpretation states that the policies must be given effect to. Seek amendments to achieve the purpose of the Resource Management Act 1991, and give effect to the National Policy Statement for Freshwater Management, and the New Zealand Coastal Policy Statement.	Amend UFD-P2 by adding the clause below:  " <u>i. while avoiding, remedying and mitigating adverse effects consistent with the provisions of this plan.</u> "
192.36	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P4	Amend	Oppose UFD-P4 in part as it does not take into account site specific considerations where Town Centre extensions may not be appropriate, either with or without modifications, in order to give effect to Section 6(c) of the Resource Management Act 1991, the National Policy Statement for Freshwater Management, and the New Zealand Coastal Policy Statement.	Amend UFD-P4:  "Identification/location and extension of Town Centre Zones <del>Provide for</del> - The extension of existing Town Centres and <u>the location</u> and develop new commercial activities to implement the urban form identified in the Future Development Strategy, WDDs or Town Centre Plans."
192.37	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Amend	Oppose UFD-P5 in part as it does not take into account site specific considerations where Industrial Zone extensions may not be appropriate, either with or without modifications, in order to give effect to Section 6(c) of the Resource Management Act 1991, the National Policy Statement for Freshwater Management, and the New Zealand Coastal Policy Statement.	Amend UFD-P5:  " <del>Provide for</del> - The extension of existing Industrial Zones and <u>the location</u> and develop new industrial activities to implement the urban form identified in the Future Development Strategy or WDDs."
192.38	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Oppose	Oppose UFD-P6 as it is uncertain whether the release of land would override or preclude other policy requirements, such as the protection required by Section 6(c) of the Resource Management Act 1991, the National Policy Statement for Freshwater Management, and policies 11, 13 and 15 of the New Zealand Coastal Policy Statement. Oppose the uncertainty of the certification process, and its appropriateness for Council to carry out its responsibilities and functions under the Resource Management Act 1991.	Amend UFD-P6 to ensure that the release of land does not override Council's other responsibilities and functions under the Resource Management Act 1991.



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192.39	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P5	Amend	EI-P5 is too wide ranging and should be amended to better address higher order documents. Providing for all infrastructure in EI-P5(3), (4) and (5) is not consistent with the Canterbury Regional Policy Statement, Chapter 5. It does not avoid significant adverse effects in Significant Natural Areas both mapped and unmapped, and does not avoid adverse effects on New Zealand Coastal Policy Statement, policy 11(a) matters or avoid significant adverse effects on policy 11(b) matters.	Reduce the scope of infrastructure in EI-P5 to limit the types of infrastructure that can avail themselves of EI-P5(3) and (4), or delete (5). <del>(5) consider biodiversity offset for residual adverse effects on indigenous biodiversity that cannot otherwise be avoided, remedied or mitigated</del>
192.40	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Introduction	Introduction	Amend	<p>Amend the introduction to Ecosystems and Indigenous Biodiversity Chapter to:</p> <ul style="list-style-type: none"> <li>- provide for Section 6(c) of the Resource Management Act 1991;</li> <li>- explain relationship with the New Zealand Coastal Policy Statement and National Policy Statement for Freshwater Management;</li> <li>- recognise the New Zealand Biodiversity Strategy;</li> <li>- delete the requirement to give effect to Urban Form and Development provisions; and</li> <li>- address indigenous biodiversity in terms of climate change given district plans must have regard to emissions reduction plans and national adaptation plans under the Climate Change Response Act 2002, and recognise the role of indigenous biodiversity and natural ecosystems in climate change through measures that align with adaptation plans.</li> </ul> <p>Insert new policy and permitted activity rule to encourage indigenous vegetation maintenance and restoration as a nature-based solution to climate change and resilience to its effects.</p>	<p>Insert after the second paragraph of the introduction:</p> <p><u>"Our responses will contribute to improving the state of Aotearoa New Zealand's indigenous biodiversity while also providing benefits to the District by managing indigenous ecosystems, habitats and species to build resilience where possible and applying restoration of indigenous ecosystems to mitigate the effects of climate change and natural hazards."</u></p> <p>Amend introduction: "The purpose of this chapter is to protect <u>SNAs-significant indigenous vegetation and/or significant habitat of indigenous fauna</u>, and maintain indigenous biodiversity, as required under the RMA. <u>Significant indigenous vegetation and/or significant habitat of indigenous fauna is identified for protection in three ways.</u> - <u>by including identified SNAs</u> are areas of significant indigenous vegetation and/or significant habitat of indigenous fauna as <u>mapped SNAs in ECO-SCHED1; They comprise two types:</u> - <u>by including a schedule of significant vegetation and habitat types relevant to Waimakariri District as unmapped SNAs in ECOSCHED2;</u> - <u>by ensuring that consented activities outside of mapped and unmapped SNAs which will or may have adverse effects on significant indigenous vegetation and/or significant habitat of indigenous fauna apply the ECOAPP1 significance criteria.</u></p> <p>The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and <del>give effect to matters in Part 2—District Wide Matters</del> - Urban Form and Development." Insert policy - Indigenous vegetation <u>and natural</u> ecosystems are important because <u>they have</u> the following functions to: - Provide nature based solutions to climate change and resilience to its effects</p>
192.41	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Objectives	ECO-O1	Amend	<p>'Overall' approach is inconsistent with Canterbury Regional Policy Statement and Section 6(c) of the Resource Management Act 1991 as it implies significant vegetation and habitat can be deleted and replaced elsewhere.</p> <p>Oppose use of 'or' in ECO-O1(2) 'maintained or enhanced' as enhancement may be considered an alternative to maintenance, yet Council's function is to maintain indigenous biodiversity. However, enhancement that is an improvement to indigenous biodiversity beyond maintenance is appropriate.</p> <p>Amend to ensure provision for Section 6(c) where Significant Natural Areas (SNAs) are not yet identified (if the SNA approach is not amended as sought).</p>	<p>Amend ECO-O1:</p> <p><u>"Overall, there is an increase in the quality and extent of indigenous biodiversity throughout the District, comprising:</u> 1. protected and restored SNAs; and 2. other areas of indigenous vegetation and habitat of indigenous fauna that are maintained <del>or</del> <u>and where practicable</u> enhanced."</p>
192.42	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P1	Amend	<p>Seeks clarity that ECO-P1 applies to both mapped and unmapped Significant Natural Areas (SNAs), and areas meeting SNA criteria in ECO-APP1, as it is not clear where unmapped SNAs fit in to the policy framework.</p> <p>Notes that if the intention is to apply the ECO-APP1 criteria to unmapped SNAs this would suggest they are not actually significant.</p> <p>Notes that the Policy 9.3.1 of the Canterbury Regional Policy Statement includes a directive that Council 'will' set objectives and policies, and 'may' include methods, for the identification and protection of SNAs.</p>	<p>Amend ECO-P1:</p> <p>"Identification of <del>mapped</del> SNAs Recognise the additional clarity and certainty provided by mapped SNAs by listing them in <u>ECO-SCHED1 and by the vegetation and habitats of unmapped SNAs by listing them in ECO-SCHED2</u>, and continuing to identify <del>new-mapped</del> SNAs <u>beyond these areas</u> through applying the significance criteria in ECO-APP1."</p>

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192.43	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Amend	<p>Generally support ECO-P2. Amend to clarify scope and add further measures. Some of the clauses which recognise remnant vegetation, threatened species, at risk species, or species at national or regional distribution limits, and naturally uncommon ecosystems included in ECO-P4 are more within the scope of ECO-P2.</p> <p>There is no context for "limiting" to ensure it achieves protection.</p> <p>Policy needs to ensure it provides direction for all three types of Significant Natural Area (mapped, unmapped, and other areas meeting ECO-APP1 criteria). Recognition of ECO-APP1 is needed so that all significance values are protected and maintained.</p> <p>Pest control can be an appropriate measure to address adverse effects; therefore "encouraging" pest control is not sufficiently directive and does not provide an adequate basis to set permitted activity or consent conditions.</p> <p>Fencing is an effective measure for excluding stock and other animals which may adversely affect indigenous biodiversity.</p> <p>The inclusion of the clause about bonus allotments is not appropriate or necessary as it suggests that other aspects of ECO-P2 would not be applied; and this matter is covered in ECO-P3, which is not inconsistent with ECO-P2.</p>	<p>Amend ECO-P2:</p> <p>"Protect and restore SNAs by:  <del>X. restricting clearance that would impact on species that are threatened, at risk, or reach their national or regional distribution limits in the District, and on naturally uncommon ecosystems;</del>  <del>XY. recognising the values of indigenous vegetation within:</del>  <del>a. the Lower Plains Ecological District and High Plains Ecological District has been widely destroyed, fragmented and degraded by land use and pests and therefore any remaining indigenous vegetation is likely to be of ecological importance and require protection; and</del>  <del>b. the Oxford Ecological District, Torlesse Ecological District and Ashley Ecological District, where a larger proportion of indigenous vegetation remains, through limits for vegetation clearance that are set to protect areas that meet the significance criteria in APP1 and maintain the ecosystem function and connectivity within the ecological district.</del>  1. limiting indigenous vegetation clearance within SNAs;  2. limiting planting within mapped SNAs;  3. limiting irrigation near mapped SNAs <del>and unmapped SNAs</del> in order to provide a buffer from edge effects;  4-<del>providing for an on-site bonus allotment or bonus residential unit within sites containing a mapped SNA</del>  <del>4. recognising that the area may be significant by meeting any one or more of the criteria in ECOAPP1 and that protection requires maintaining all biodiversity values that contribute to the significance of the area;</del>  5. supporting and promoting the use of covenants, reserves, management plans and community initiatives;  6. <del>requiring pest control to manage adverse effects and</del> encouraging pest control <del>for restoration opportunities;</del>  <del>XZ. supporting fencing of SNA's to exclude stock, other farmed and domestic animals; and</del>  7. working with and supporting landowners, the Regional Council, the Crown, Queen Elizabeth the Second National Trust, NZ Landcare Trust, and advocacy groups, including by providing information, advice and advocacy."</p>
192.44	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P3	Amend	<p>Unclear whether ECO-P3(2) is additional to ECO-P3(1), or could be considered separately. Unclear whether Appendix APP2 is in Part 3 of the Proposed District Plan. Uncertainty around difference between, and requirements of, 'substantial long-term net benefits' and 'significant additional long-term benefits'. Unlikely an additional bonus allotment could be justified in terms of biodiversity benefits. APP2 does not provide any additional requirements for an additional bonus lot or bonus residential unit. Apply bonus allotment and bonus residential unit approach with caution as intensified land use puts pressure on Significant Natural Areas (SNAs) by removing vegetation that may provide a support function to the SNA, and introduces animals and plants that may be pests. Suggest bonus allotment and bonus residential unit incentive approach be broadened to include unmapped SNAs and other areas meeting the ECO-APP1 criteria. Amend to clarify a bonus allotment cannot be sought for sites where the ecosystem type is less than that specified in Table APP2-1. Generally support APP2 however amend to include management plans that include provision for fencing beyond the buffer area and that the buffer required for SNA larger than 2ha should be increased to 20m to improve protection.</p>	<p>Amend ECO-P3:</p> <p>"1. Enable an on-site bonus allotment or bonus residential unit within a site containing a mapped SNA, where:  a. an eligible SNA is legally protected in perpetuity; and  b. the SNA <del>is 2ha or more in size</del> and is physically protected and restored, as set out in <del>Part 3</del> ECO-APP2; and  c. substantial and long-term net benefits to indigenous biodiversity are likely to be achieved.  <del>2. One additional on-site bonus allotment or bonus residential unit may be considered where:</del>  <del>a. the mapped SNA area to be protected and restored is at least twice the minimum area required by ECO-APP2; and</del>  <del>b. the protection and restoration would:</del>  <del>i. provide significant additional long-term benefits to the mapped SNA; or</del>  <del>ii. support further ongoing indigenous biodiversity restoration and enhancement activities elsewhere on the site."</del></p> <p>Retain Part 3 APP2 with amendments:  - Include provision for fencing of SNAs beyond the buffer area in the management plan matters;  - Increase the buffer for 'Any other SNA listed <del>mapped</del> in ECO-SCHED1 that is not covered above; 2ha+' to 20 metres.</p>

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192.45	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P3	Amend	Support approach of ECO-P4, however, uncertain whether it applies to areas that meet ECO-APP1 (Significant Natural Area (SNA) criteria) that are not mapped SNAs as (3) and (5) could both be applicable. ECO-P4 does not recognise the ecological functions and connectivity that remnant indigenous vegetation may provide species within SNAs, wetlands or waterbodies. ECO-P2 and ECO-P3 do not recognise that limiting vegetation clearance outside of mapped and unmapped SNAs provides opportunity to identify and protect other SNAs. Amend ECO-P2 to capture some of these aspects as appropriate to SNAs.	Amend ECO-P4: "... Maintain and enhance indigenous vegetation and habitats of indigenous fauna that do not meet the significance criteria in ECO-APP1 by: 1. continuing to assess the current state <u>and extent</u> of indigenous biodiversity across the District; 2. restricting indigenous vegetation clearance or modification of habitat of indigenous fauna, by recognising that indigenous vegetation within: ... b. the Oxford Ecological District, Torlesse Ecological District and Ashley Ecological District, has a larger proportion of indigenous vegetation remaining and therefore some clearance of indigenous vegetation may be acceptable <u>subject to ECO-P2</u> ; 3. recognising that <u>it may not always easy to identify locations</u> of the District <u>that</u> contains species that are threatened, at risk, or reach their national or regional distribution limits in the District, and naturally uncommon ecosystems, and <u>that a cautionary approach is taken to activities beyond SNAs to provide for their protection limiting their clearance;</u> ... 5. supporting and promoting the use of covenants, reserves, management plans and community initiatives <u>that maintain indigenous biodiversity and support connectivity with SNAs;</u> and ..."
192.46	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P5	Amend	Notes an "order" of wording is not the same as a hierarchy, particularly where "or" means the words can be applied interchangeably. Policy direction is needed on how adverse effects will be managed both within and outside Significant Natural Areas. For clarity, and to give effect to the New Zealand Coastal Policy Statement (NZCPS), ECO-P5 should not apply to the coastal environment. The NZCPS includes avoidance of adverse effects on natural character, features and landscapes. ECO-P5 should not be applied to wetlands in order to give effect to the National Policy Statement for Freshwater Management, and avoid any duplication or inconsistency with the National Environmental Standards for Freshwater.	Insert new policy:  <u>"ECO-PX Management of effects in and outside of SNAs and outside of the coastal environment</u> <u>1) significant adverse effects on indigenous biodiversity within an SNA are avoided;</u> <u>2) adverse effects on indigenous biodiversity in other areas are avoided as far as practicable;</u> <u>3) where avoidance is not practicable (in terms of 2)) or relates to adverse effects that are not significant adverse effects (in terms of (1)) remedy adverse effects.</u> <u>5) after remediation, mitigate where adverse effects remain</u> <u>6) after applying (2) to (5), and "residual adverse effects" remain, consider biodiversity offsetting..."</u>
192.47	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P7	Amend	Support ECO-P7 but amend to integrate with ECO-P1, ECO-P2 and ECO-P4 so an integrated approach can be applied to identification, protection, and maintenance subject to the avoidance, remediation and mitigation requirements of ECO-P6.	Amend ECO-P7:  "Indigenous biodiversity in the coastal environment <u>In addition to ECO-P1, P2 and P4, within the coastal environment;</u> 1. Avoid adverse effects of activities on: ..."
192.48	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P8	Amend	Notes the National Policy Statement for Freshwater Management requires plans to give effect to Te Mana o te Wai, including the hierarchy of priorities for freshwater. Thus the wellbeing of a waterbody must be the first priority when making decisions regarding indigenous vegetation that would affect waterbodies. Amend ECO-P8 given the overlap in functions for the maintenance of indigenous biodiversity in wetlands and riparian margins under the Canterbury Regional Policy Statement.	Amend ECO-P8:  <u>"when considering the protection, maintenance or any effects of activities on indigenous biodiversity that may adversely affect freshwater, the wellbeing of the waterbody is prioritised, including by:</u> <u>a) Recognising Te Mana o te Wai,</u> <u>b) maintain the ecological integrity of waterbodies; and</u> <u>c) by avoiding indigenous vegetation clearance near them or within a wetlands."</u>

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192.49	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Amend	<p>Oppose permitting clearance on the basis of authorities under other legislation as it does not implement Councils' functions and responsibilities under the Resource Management Act 1991, and it does not guarantee adverse effects would be more than minor.</p> <p>Note a District Plan rule can be more stringent than the National Environmental Standard for Plantation Forestry to protect a Significant Natural Area (SNA), which is appropriate.</p> <p>Clause (f) is inappropriate as the National Environmental Standard for Freshwater (NES-F) does not "authorise" vegetation clearance activities. Permitting clearance solely on the basis of the NES-F does not achieve integration with the control and management of indigenous biodiversity under the ECO provisions. Notes a District Plan rule can be more stringent than the NES-F and considers that the conditions of ECO-R1 should also apply to activities that would otherwise be permitted under the NES-F within a natural wetland that is also a mapped or unmapped SNA.</p> <p>Support advisory note however the reference to "an applicant" is inappropriate as there is no applicant for a permitted activity.</p> <p>Support non-complying activity status where conditions are not met.</p>	<p>Amend ECO-R1:</p> <p>"...</p> <p>1.(b). "for the purpose of protecting, maintaining, restoring or accessing the SNA's ecological values where it involves:</p> <p><del>i. carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977;</del></p> <p><del>ii. carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977;</del></p> <p><del>iii. carrying out activities by or on behalf of the Crown in accordance with a Conservation Management Plan prepared under the Conservation Act 1987; or</del></p> <p>iv. erecting a fence, <u>and:</u></p> <p><u>a. where the fence is necessary for a property boundary within an SNA the clearance is no more than 1m wide within an SNA; or</u></p> <p><u>b. the fence is located so that there is no more than 0.5m width of clearance along the fence line within the SNA."</u></p> <p>Delete d. "<del>for the purpose of harvesting indigenous vegetation that was planted for the purpose of plantation forestry;</del>"</p> <p>Delete f. "<del>expressly authorised under the NESF; or</del>"</p> <p>Add a new condition and the last condition as follows:</p> <p><u>"h. within a natural wetland, the clearance meets the requirements and purposes in a. to g. above and is a permitted activity under the NES-F."</u></p> <p><u>"h. within a natural wetland, is a permitted activity under the NES-F and the clearance meets the requirements and purposes in a. to g. above."</u></p> <p>Amend the second sentence of the Advisory Note as follows: "<del>An applicant</del> <u>A person looking to carry out vegetation clearance</u> can also seek alternative professional advice."</p> <p>Retain the non-complying activity status where the conditions of the permitted activity rule are not met.</p>
192.50	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Amend	<p>Clarify distinction between ECO-R2 by numbering.</p> <p>Clause (2) is inappropriate because the National Environmental Standard for Freshwater (NES-F) does not "authorise" vegetation clearance activities, and should only apply to clearance is permitted under the NES-F.</p> <p>Clause (3)(i) should have a limit. The limit is 100m<sup>2</sup> for the other ecological districts; and the period should be every 10 years, as this better aligns with ECO-P4 in recognising the high loss of indigenous vegetation in the High and Low Plains Ecological Districts. Some pastures may not have been touched for years and may have significant indigenous biodiversity values.</p> <p>Restricted discretionary activity status for non-compliance is inappropriate, as the scope of matters where discretion needs to be provided are broad. ECO-MD1 needs to include an assessment applying ECO-APP1, the purpose for clearance so effects can be considered on remaining and adjacent indigenous biodiversity, and whether the clearance maintains indigenous biodiversity.</p>	<p>Amend ECO-R2 (Lower Plains Ecological District and High Plains Ecological District):</p> <p>Amend numbering of this rule R2.1</p> <p>Amend clause (2): "the indigenous vegetation clearance is not within 75m of a lake, 20m of the bank of a river, or 50m of any wetland, unless the clearance is <del>expressly authorised</del> <u>a permitted activity</u> under the NESF; and"</p> <p>Amend clause (3)(b) "for the purpose of protecting, maintaining, restoring or accessing the SNA's ecological values where it involves:</p> <p><del>i. carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977;</del></p> <p><del>ii. carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977;</del></p> <p><del>iii. carrying out activities by or on behalf of the Crown in accordance with a Conservation Management Plan prepared under the Conservation Act 1987; or</del></p> <p>iv. erecting a fence, <u>and no more than 2m width of clearance occurs along the fence line;"</u></p> <p>Amend clause (3)(i) so that a clearance limit applies of 100m<sup>2</sup> or 10% apply over a 10yr period to align with planning timeframes. Or the definition of 'improved pasture' needs to be tightened up</p> <p>Amend the activity status for non-compliance to Discretionary.</p>
192.51	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R3	Amend	<p>Title of ECO-R3 implies planting of exotic species is allowed by exception.</p> <p>Clarify rules under ECO-R3 by numbering them separately.</p> <p>Seek unmapped Significant Natural Areas (SNAs) to have the same provisions as mapped SNAs.</p>	<p>Amend ECO-R3 title: "Planting of <del>indigenous</del> vegetation"</p> <p>Amend to number rules separately as ECO-R3(1) and ECO-R3(2)</p> <p>Amend ECO-R3(1) to apply to all zones with unmapped Significant Natural Areas (SNAs) in addition to mapped SNAs.</p>
192.52	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R4	Amend	<p>Support setback for irrigation infrastructure as it will reduce potential effects on mapped Significant Natural Areas (SNAs) and reduce potential for irrigation to be a clearance activity under ECO-R1.</p> <p>Consider ECO-R4 should also apply to unmapped SNAs.</p> <p>Restricted discretionary activity status for non-compliance is appropriate subject to amendments sought to ECO-MD1(1).</p>	<p>Amend ECO-R4 to apply to any 'unmapped SNA', in addition to mapped SNAs.</p>

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192.53	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R5	Amend	Oppose relying solely on SUB-R8 as a bonus allotment also provides for a residential unit so matters for discretion relating to indigenous biodiversity are needed. ECO-P3 and APP2 clearly set out matters to be considered for bonus allotments. Generally support discretionary and non-complying activity status'. However, if any were changed to restricted discretionary, ECO-MD3 should be included.	Amend ECO-R5 to include ECO-MD3 for matters of discretion in addition to those set out in SUB-R8. If, as a result of other submissions, the activity status for non-compliance with SUB-R8 is amended to restricted discretionary, include ECO-MD3 as a matter for discretion.
192.54	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R6	Amend	Support ECO-R6 subject to amendments sought for APP2.	Retain ECO-R6 as notified.
192.55	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R7	Support	Support non-complying activity status and consider that this should extend to unmapped Significant Natural Areas so they are afforded the same level of protection.	Amend ECO-R7 to apply to any unmapped Significant Natural Area (SNA), in addition to mapped SNAs. Retain non-complying activity status.
192.56	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD1	Amend	Matters in ECO-MD1 are inadequate for considering effects of activities that do not comply with ECO-R2. Matter (2) is inadequate as a no-net loss approach does not necessarily protect and there is no discretion to apply ECO-APP1 criteria to determine significance. Clarify reference to "obligations" in (5). Matter (6) refers to "scheduled freshwater body setback" however does not reference what or where these can be identified in the Plan. Limiting the matter to the "degree" of effect may not give adequate scope to consider the relevant policy direction. The capitalisation of 'Biodiversity Management Plan' suggest a specific meaning however, there is no definition. Given the potential significant adverse effects from woodlot, shelterbelt and plantation forestry, if non-compliance with ECO-R2 is not amended to a discretionary activity, amend ECO-MD1 to consider effects of such planting, including allowing for the application of ECO-APP1 criteria to determine significance of areas outside mapped or unmapped Significant Natural Areas.	Amend ECO-MD1: "1. The extent to which the proposal adequately identifies indigenous biodiversity values including: <u>a) any values that meet the criteria for significance under ECO-APP1; and</u> <u>b) whether any naturally occurring species that are threatened, at risk, or reach their national or regional distribution limits in the District, or any naturally uncommon ecosystems listed in ECO- SCHED3 are present and if so, how they will be protected or managed.</u> 2. The extent to which the proposal will <u>protect achieve no-net-loss</u> of indigenous biodiversity values identified as significant. ... 4. Any potential for avoiding, remedying, mitigating or otherwise offsetting <del>or compensating</del> for adverse effects on indigenous vegetation and habitats of indigenous fauna. 5. Any conditions to ensure <del>obligations</del> <u>measures for protection, maintenance, restoration or enhancement</u> in respect of indigenous biodiversity endure, including beyond any changes of ownership (wholly or partially) of the landholding and review of conditions. 6. Where the clearance is within an ONL, ONF, SAL, ONC, VHNC, HNC, or any natural character of scheduled freshwater body setback ( <u>NATC Figure 1</u> ), whether the indigenous vegetation proposed to be cleared contributes to the values of these areas and <u>any adverse effects</u> of the <del>degree to which the proposed clearance would adversely affect these values.</del> 7. The relevance and quality of a Biodiversity

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							Management Plan, if provided: ... <u>12. the purpose for clearance and the effects of use for that purpose on remaining and adjacent indigenous biodiversity.</u> <u>13. the extent to which clearance maintains indigenous biodiversity.</u>
192.57	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD2	Amend	Generally support ECO-MD2, provided ECO-R3 is amended to also apply to unmapped Significant Natural Areas. Amend ECO-MD2 to include consideration of the benefits of planting indigenous vegetation, and also effects on natural features and landscapes of the coastal environment.	Amend ECO-MD2:  "1. The extent to which the species proposed to be planted will <u>benefit or otherwise</u> adversely affect the: a. ecosystem function and indigenous biodiversity values of the SNA; and b. natural character, <u>natural features and landscapes</u> of the coastal environment."
192.58	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD3	Amend	If provision for additional bonus allotment or bonus residential unit is not deleted from ECO-P3, amend ECO-MD3 to include the additional requirements, protection, and restoration outcomes sought under ECO-P3.	Retain ECO-MD3 as notified. If necessary, amend to include matters within the scope of the outcomes sought under ECO-P3(2).
192.59	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED1	Support	Support ECO-SCHED1.	Retain ECO-SCHED1 as notified.
192.60	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED2	Support	Support ECO-SCHED2 where Significant Natural Areas have not been mapped, however concern with adequacy and application.	Retain ECO-SCHED2 as notified.
192.61	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED3	Support	Support ECO-SCHED3 given its provides local context. However consider its use in place of applying ECO-APP1 inappropriate.	Retain ECO-SCHED3 as notified.
192.62	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Appendices	ECO-APP1	Support	Support ECO-APP1 as the criteria reflect best practice and ecological advice, and provide national consistency.	Retain ECO-APP1 as notified.
192.63	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	General	General	Amend	NATC-P2 only provides for the mapping of significant nature character. Section 6(a) Resource Management Act 1991 does not distinguish between significant natural character and natural character that is not significant. All of the rules only relate to scheduled natural character freshwater bodies overlays.	Include new provisions for meeting the requirements of Section 6(a) of the Resource Management Act 1991 in relation to unscheduled natural character freshwater bodies.



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192.64	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O1	Support	Question whether NATC-O2 should refer to surface freshwater environment. It is not clear why NATC-O1 refers to freshwater environments but then NATC-O2 refers to freshwater bodies.	Retain NATC-O1, but consider adjustment to bring NATC-O1 and NATC-O2 in line with each other.
192.65	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O2	Support	Question whether NATC-O2 should refer to surface freshwater environment. It is not clear why NATC-O1 refers to freshwater environments but then NATC-O2 refers to freshwater bodies.	Retain NATC-O2 but consider adjustment to bring NATC-O1 and NATC-O2 in line with each other.
192.66	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O3	Amend	The title of NATC-O3 refers only to margins but the objective is about the use of the freshwater body and its margins.	Amend NATC-O3 title: "Use of <u>the</u> freshwater body <u>and its</u> margin"
192.67	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P1	Amend	Support in part NATC-P1 but some of the variables could apply equally to the freshwater body's margins.	Amend NATC-P1:  "Recognise the following natural elements, patterns, processes and experiential qualities which contribute to the natural character values of freshwater bodies <u>and their margins</u> : 1. <del>freshwater bodies and their margins</del> in their natural state or close to their natural state; 2. <del>freshwater</del> landforms and landscapes, biophysical, geologic and morphological aspects; ... 6. the cultural values of the water body to Ngāi Tūāhuriri, including values associated with traditional and contemporary uses and continuing ability of <del>the freshwater body</del> to support taonga species and mahinga kai activities; and 7. the experience of the above elements, patterns and processes."
192.68	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P2	Amend	NATC-P2(4) is unclear. Is the freshwater body providing the recreational activity or is it merely providing access to areas of recreational use? It is important to recognise in freshwater body margins the accessibility of rivers for angling, canoeing rafting etc., and it is also important to recognise the inherent value of the freshwater body itself to provide recreational activity. This chapter also relates to the freshwater body margins, this should be recognised.	Amend NATC-P2:  "Identify, map and schedule significant freshwater bodies <u>and their Margins</u> Continue the identification, mapping, and scheduling of freshwater bodies and their margins with one or more recognised natural character attributes, where the following apply: 1. <del>they freshwater bodies and their margins</del> have high indigenous species and habitat values, where they support threatened, at risk, or regionally distinct indigenous species; 2. the presence of distinctive geological features, such as fault traces, fossil localities, geoscience and geohistoric values, or represents a unique geomorphic process; 3. cultural, spiritual or heritage associations of Ngāi Tūāhuriri <del>to the freshwater body</del> , including the ability to undertake customary practices; and 4. importance of <del>the freshwater body</del> to provide access and connections to areas of recreational use ; <u>and</u> 5. <u>recreational use</u> ."
192.69	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P4	Amend	Amend NATC-P4 as it is not clear what minimising means in this context. Is it minimise as in the National Policy Statement for Freshwater Management 2020 clause 3.21(1) (i.e. avoid, minimise, remedy)? Or does it mean both remedy and mitigate? It should be consistent with NATC-P5 and NATC-P6 which does not use 'minimise' but uses avoid, remedy or mitigate.	Amend NATC-P4:  "Preserve the natural character values of wetlands, and lakes and rivers and their margins, and protect those values by: 1. ensuring that the location, intensity, scale and form of subdivision, use and development of land takes into account the natural character values <del>of the surface freshwater bodies</del> ; 2. <u>Avoid, minimising remedy or mitigate, in that order</u> , indigenous vegetation clearance and modification, including where associated with ground disturbance and the location of structures, near wetlands, and lakes and rivers and their margins; 3. requiring setbacks of activities <del>from wetlands, and lakes and rivers and their margins</del> , including buildings, structures, impervious surfaces, plantation forestry, woodlots and shelterbelts; and 4. promoting opportunities to restore and rehabilitate the natural character of <del>surface freshwater bodies and their margins</del> , such as the removal of plant and animal pests, and supporting initiatives for the regeneration of indigenous biodiversity values, and spiritual, cultural and heritage values."

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192.70	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P6	Amend	There is no need for the plan to 'provide' for structures in a freshwater body or its margins. There is no such direction in the Strategic Directions Chapter.	Amend NATC-P6: "... <del>Provide for</del> <u>Consider</u> new structure..."
192.71	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R2	Amend	Recommend not including a date with the National Pest Plant Accord. This document changes and some plants may be added to it as time progresses.	Amend NATC-R2: "... 2. National Pest Plant Accord ( <del>reprinted with minor amendments February 2020</del> ), ..."
192.72	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Advice Notes	NATC-AN1	Amend	Part of the advice note is over reaching and does not protect or preserve the natural character of rivers.	Amend NATC-AN2: "... <del>or within any ephemeral flow path where there is no defined channel</del> "
192.73	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Schedules	NATC-SCHED1	Support	Support the tables and schedules. However, it is difficult to determine whether there are setback requirements for wetlands other than Pines Beach wetland. The National Environmental Standard Freshwater Regulation 54, makes activities within or within 10 metres of wetland a non-complying activity. Is the intention of the plan to rely on the National Environmental Standard Freshwater for the protection of the margins of wetlands? If it is intended that wetlands are covered by NATC-SCHED 3 and unscheduled then it is inconsistent with the National Environmental Standard.	Include a mechanism in the plan to protect the margins of wetlands.
192.74	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P1	Amend	Parts of the Ashley River/Estuary Outstanding Natural Feature (ONF), and at least part of the Waimakariri ONF, are within the coastal environment. NFL-P1 does not align with Policy 11 and 15 of the New Zealand Coastal Policy Statement (NZCPS). NZCPS Policy 11 requires the avoidance of adverse effects on its matters listed in (a), and avoidance of significant adverse effects on its matters listed in (b). NFL-P1(4) contradicts NZCPS Policy 11 in part because it says only have to avoid significant loss of indigenous vegetation, regardless of the vegetation's type. NZCPS Policy 15(a) requires avoidance of adverse effects of activities on ONF and Outstanding Natural Landscapes, while NZCPS Policy 15(b) requires avoidance of significant adverse effects and avoid, remedy or mitigate adverse effects on other natural features or landscapes in the coastal environment.	Amend NFL-P1 to include:  " <u>x. avoiding any loss of indigenous biodiversity identified in policy ECO-P7.</u> "
192.75	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Support	Supports NFL-P3.	Retain NFL-P3 as notified.
192.76	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P4	Support	Supports NFL-P4.	Retain NFL-P4 as notified.
192.77	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R4	Amend	Public amenities will include walkways and cycleways which can be quite large and have quite an effect.	Amend NFL-R4 to reduce its scope to not include amenities not subject to the conditions.
192.78	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	NFL - Ahuatanga o te whenua - Natural features and landscapes	Appendix	Appendix	Support	Notes that the landscape values listed in NFL-APP1 'Ashley River/Rakahuri Saltwater Creek Estuary - Outstanding Natural Feature' are appropriate however it is unclear what is meant by damage to margins and associated vegetation from vehicles. Seeks clarity that vehicles, 4x4s, quadbikes, motorbikes, and side by sides on the associated sand dunes on the spit are a threat to the dunes, the associated vegetation on those dunes, and the inland lakes in order to give better effect to Policy 20 of the New Zealand Coastal Policy Statement.	Include in NFL-APP1 - Ashley River/Rakahuri Saltwater Creek Estuary - Outstanding Natural Feature - Likely Threats section: " <u>Motorised vehicles (including 4x4s, quad bikes, side by sides, and motorbikes) on the associated sand dunes</u> "
192.79	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	SUB-O1 uses the term 'conservation values' which is not defined or used elsewhere. Should be consistent with Ecosystems and Biodiversity Chapter and others and use, or also use 'indigenous biodiversity values'.	Amend SUB-O1: "... 3. supports protection of cultural and heritage values, conservation values, <u>indigenous biodiversity values</u> , and ..."

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192.80	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O3	Amend	Conservation values is used in the SUB-O3 and is not defined or used in other chapters such as Ecosystems and Indigenous Biodiversity. Should use 'indigenous biodiversity values instead, or as well as 'conservation values'.	Amend SUB-O3: "... 1. the protection of conservation values and <u>indigenous biodiversity values</u> ; ... 3. enable public recreational use where it is compatible with conservation values <u>and indigenous biodiversity values</u> ."
192.81	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	SUB-P6 could do more for indigenous biodiversity values protection and should identify habitats of significant fauna and protection/enhancement mechanisms. Amendments will better give effect to Resource Management Act s6(3) - protection of significant indigenous biodiversity. For example the presence of long-tailed bats was not addressed or protected by the Peacocks Structure Plan, but later through resource consents.	Amend SUB-P6:  "x. <u>identify indigenous biodiversity values and show how they will be protected and maintained</u> "
192.82	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Amend	Unfortunate that opportunity to address widescale loss of productive soils is not addressed in the Rural Lifestyle Zone (RLZ) with minimum lot size at 4ha. This Zone encompasses an enormous amount of land. Council needs to address environmental issues from sprawl including loss of productive land, air pollution from increased traffic, increase in impervious structures, fracturing sensitive environments, loss of open space and increased flood risks. The zone is relatively flat and likely to be highly productive land of Land Use Capability 1 – 3, which is a valuable and limited resource. 4ha lots over a large potentially highly productive land does not appear to meet policies RURZ P-2(1), (2) and (3). The Ministry for Primary Industries document Valuing Highly Productive Land 2019 suggests Councils set minimum lot sizes on highly productive land that retains the land's productive capacity, noting that Christchurch City Council have more extensive minimum lot sizes where the minimum lot size for the Rural Waimakariri Zone is 20ha, 4ha for Rural Urban Fringe and Rural Templeton, 100ha for Rural Port Hills and 40-100ha for Rural Banks Peninsula. It is not integrated management to have 20ha on one side of the Waimakariri River and 4ha on the other side. The RLZ needs to be reduced, or increase minimum lot size to address ongoing loss and climate change.	Amend Table Sub 1 - Minimum Allotment Sizes:  Raise the minimum lot size in Rural Lifestyle Zone or create smaller zones for smaller subdivisions such as the Rural Rangiora Zone or Rural Kaiapoi Zone etc., and increase size of General Rural Zone.
192.83	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Activity Rules	ASW-R1	Amend	Notes ASW-R1 is difficult to fully understand because there is a public boat ramp on the Salt Water Creek Estuary pull off from State Highway 1 which encourages boat users to put their motorised and non-motorised vessels in the estuary. Queries what natural character values are affected by the use of non-motorised vessels as individuals row boats out on the estuary.	Not specified.
192.84	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O1	Amend	Amend CE-O1 to provide for Policy 13 and Policy 14 of the New Zealand Coastal Policy Statement (NZCPS). NZCPS Policy 13 requires the preservation and protection of natural character, it does not mention maintenance. NZCPS Policy 13(1)(b) says avoid, remedy and mitigate adverse effects on other areas of natural character. This should be reflected in the policies. NZCPS Policy 14 requires restoration; CE-O1 should provide for this.	Amend CE-O1:  "The natural character attributes of the coastal environment of the District are preserved, <del>maintained</del> -protected, <del>and</del> enhanced <u>and restored</u> ."
192.85	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O4	Amend	Policy 11 of the New Zealand Coastal Policy Statement requires the protection of indigenous biodiversity, it does not refer to protection from inappropriate subdivision, use or development. CE-O4 sends mixed signals. ECO-P7 addresses indigenous biodiversity in the coastal environment.	Amend CE-O4:  "People and communities are able to provide for their social, economic and cultural well-being, recognising that the protection of natural character <del>and indigenous biodiversity</del> , public access or cultural values does not preclude subdivision, use or development, where this does not compromise these values."
192.86	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P1	Support	Supports CE-P1.	Retain CE-P1 as notified.
192.87	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P2	Amend	The intention of CE-P2(6) is unclear. Policy 11 of the New Zealand Coastal Policy Statement (NZCPS) requires the protection, not maintenance, of indigenous biodiversity in the coastal environment. CE-P2 therefore does not give effect to the NZCPS as it only requires maintenance of remnant vegetation.	Amend CE-P2: "... 6. maintaining indigenous biodiversity, <u>where it is not already covered by ECO-P7, including remnant vegetation and habitats of indigenous species</u> ."
192.88	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P3	Support	Supports CE-P3.	Retain CE-P3 as notified.
192.89	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P5	Support	Supports CE-P5.	Retain CE-P5 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
192.90	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P6	Support	Supports CE-P6.	Retain CE-P6 as notified.
192.91	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P7	Amend	CE-P7 is difficult as the definition of 'infrastructure' is too broad. While it is slightly constrained by the requirement for a functional or operational need, it should only relate to regionally and nationally significant infrastructure.	Amend 'Infrastructure' definition to constrain it to regionally and nationally significant infrastructure.
192.92	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R2	Amend	Notes the permitted activity status for CE-R2 Coastal Environment Overlay is wide ranging and includes a number of activities, including cycleways and walking pathways; which could have significant adverse effects on a number of values. The permitted standards only apply to buildings and structures, and walking or cycle pathways do not appear to be considered structures. Cycleways are included in the 'infrastructure' definition. Seeks clarity on whether cycleways are considered to be infrastructure or a structure.	Amend CE-R2 Coastal Environment Overlay by excluding certain amenities that have a large impact and are not clearly covered as either a building or structure, such as walking and cycling pathways. Insert an additional rule for these excluded activities, such as cycleways, that have pertinent standards, or make them discretionary activities.
192.93	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R2	Amend	Notes that CE-R2 Te Kōhanga Wetlands - HNC area Tūtaepatu Lagoon - HNC area also applies to cycleways and walking pathways however the only matter of discretion relates to buildings and structures.	Amend CE-R2 Te Kōhanga Wetlands - HNC area Tūtaepatu Lagoon - HNC area by excluding amenities that have a large impact and are not clearly covered as a building or structure, such as walking and cycling pathways. Insert an additional rule for these excluded activities, such as cycleways, that have pertinent standards, or make them discretionary activities.
192.94	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	CE - Te taiao o te takutai moana - Coastal environment	Matters of Discretion	CE-MD1	Amend	CE-MD1 is a good starting point however it needs to include consideration of adverse effects on natural character values. Also, the use of the term 'minimise' does not align with policy direction.	Amend CE-MD1: "..." 2. Measures to <u>minimise avoid, remedy or mitigate</u> any adverse effects on sensitive habitats such as dunes, rivers, lakes or wetlands. <u>x. Measures to avoid, remedy, and mitigate adverse effects on natural character values</u> ..."
192.95	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	CE - Te taiao o te takutai moana - Coastal environment	Coastal Environment - Schedules	CE-SCHED1	Amend	CE-SCHED1 does not mention dunes however they form an integral part of the estuary's natural character. The mapped area includes the sand dunes on Ashworth spit and those north of Waikuku Beach settlement.	Amend CE-SCHED1 to include:  "Dunes"
192.96	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	GRUZ - General Rural Zone	Activity Rules	General	Support	Rules seem appropriate but as Natural Character of Freshwater Bodies Chapter does not protect unscheduled wetland margins, setbacks should be required for permitted activities that will have an adverse effect of natural character values and indigenous biodiversity. For example farm quarries must be set back 100m from a Significant Natural Area, but no requirement for a wetland, river or lake. National Environmental Standard for Freshwater Management, Regulation 54, has non-complying status for activities within 10m of a wetland.	Amend to include setback for activities within the margins of wetlands, river and lakes for Farm quarries and primary production.
192.97	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	RLZ - Rural Lifestyle Zone	Activity Rules	General	Support	The rules seem appropriate however, because the Natural Character Chapter does not appear to protect the margins of unscheduled wetlands then appropriate setbacks should be required of permitted rules that will have an adverse effect on the natural character values and indigenous biodiversity. Farm quarries in order to be permitted must be 100m away from an Significant Natural Areas. There is no such requirement for a wetland, river or lake. The National Environmental Standard-Freshwater Regulation 54 makes activities within 10 meters of wetland non-complying.	Consider an appropriate setback for activities within the margins of wetlands, river and lakes for farm quarries, primary production.
192.98	Royal Forest and; Bird protection Society of New Zealand Inc. (Forest and; Bird) - Nicky Snoyink	APP2 - Standards for creation of any Bonus allotment and establishment of any Bonus residential unit	APP2 - Standards for creation of any bonus allotment and establishment of any bonus residential unit	General	Support	Generally support APP2 however amend so that management plans include provision for fencing beyond the buffer area and that the buffer required for Significant Natural Areas larger than 2ha should be increased to 20m to improve protection.	Amend APP2:  - Include provision for fencing of Significant Natural Areas (SNAs) beyond the buffer area in the management plan matters; - Increase the buffer for 'Any other SNA listed mapped in ECO-SCHED1 that is not covered above; 2ha +' to 20 metres.
193.1	Martin Pinkham	MRZ – Medium Density Residential Zone	Objectives	MRZ–O1	Oppose	Suggests Kaiapoi Fixed Minimum Finished Floor Level Overlay is a sensible and pragmatic way in regards to the risk of flooding in the Kaiapoi Urban Area and should be extended to include the proposed Rangiora to Woodend Medium Density Residential Zone. The Proposed District Plan fails to provide adequate Residential housing to meet the expected growth of the district over the next ten years. It is inconsistent with the National Policy Statement on Urban Development to facilitate medium density development, and is inconsistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.	Rezone an area (refer to map in full submission) approximately located between Rangiora and Woodend and including Waikuku, as Medium Residential Zone.

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Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
193.47	Martin Pinkham	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS5	Oppose	Considers Kaiapoi Fixed Minimum Finished Floor Level Overlay is a sensible and pragmatic way of dealing with risk of flooding in the Kaiapoi Urban Area that provides certainty to landowners and developers and should be extended to include the proposed Rangiora to Woodend Medium Residential Zone. Notes the Proposed District Plan fails to provide adequate residential housing to meet the expected growth of the District over the next ten years. It is inconsistent with the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.	Rezone an area (refer to map in full submission) approximately located between Rangiora and Woodend and including Waikuku, as Medium Residential Zone, along with all of the Policies, Rules, and Built Form Standards (MRZ-P1, MRZ-R1 to MRZ-R40, and MRZ-BF51 to MRZ-BF59) proposed. Implement Kaiapoi Fixed Minimum Finished Floor Level Overlay methodology as detailed in NH-R6 to the proposed Rangiora to Woodend Medium Residential Zone.
193.48	Martin Pinkham	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS6	Oppose	Considers Kaiapoi Fixed Minimum Finished Floor Level Overlay is a sensible and pragmatic way of dealing with risk of flooding in the Kaiapoi Urban Area that provides certainty to landowners and developers and should be extended to include the proposed Rangiora to Woodend Medium Residential Zone. Notes the Proposed District Plan fails to provide adequate residential housing to meet the expected growth of the District over the next ten years. It is inconsistent with the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.	Rezone an area (refer to map in full submission) approximately located between Rangiora and Woodend and including Waikuku, as Medium Residential Zone, along with all of the Policies, Rules, and Built Form Standards (MRZ-P1, MRZ-R1 to MRZ-R40, and MRZ-BF51 to MRZ-BF59) proposed. Implement Kaiapoi Fixed Minimum Finished Floor Level Overlay methodology as detailed in NH-R6 to the proposed Rangiora to Woodend Medium Residential Zone.
193.49	Martin Pinkham	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS7	Oppose	Considers Kaiapoi Fixed Minimum Finished Floor Level Overlay is a sensible and pragmatic way of dealing with risk of flooding in the Kaiapoi Urban Area that provides certainty to landowners and developers and should be extended to include the proposed Rangiora to Woodend Medium Residential Zone. Notes the Proposed District Plan fails to provide adequate residential housing to meet the expected growth of the District over the next ten years. It is inconsistent with the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.	Rezone an area (refer to map in full submission) approximately located between Rangiora and Woodend and including Waikuku, as Medium Residential Zone, along with all of the Policies, Rules, and Built Form Standards (MRZ-P1, MRZ-R1 to MRZ-R40, and MRZ-BF51 to MRZ-BF59) proposed. Implement Kaiapoi Fixed Minimum Finished Floor Level Overlay methodology as detailed in NH-R6 to the proposed Rangiora to Woodend Medium Residential Zone.
193.50	Martin Pinkham	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS8	Oppose	Considers Kaiapoi Fixed Minimum Finished Floor Level Overlay is a sensible and pragmatic way of dealing with risk of flooding in the Kaiapoi Urban Area that provides certainty to landowners and developers and should be extended to include the proposed Rangiora to Woodend Medium Residential Zone. Notes the Proposed District Plan fails to provide adequate residential housing to meet the expected growth of the District over the next ten years. It is inconsistent with the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.	Rezone an area (refer to map in full submission) approximately located between Rangiora and Woodend and including Waikuku, as Medium Residential Zone, along with all of the Policies, Rules, and Built Form Standards (MRZ-P1, MRZ-R1 to MRZ-R40, and MRZ-BF51 to MRZ-BF59) proposed. Implement Kaiapoi Fixed Minimum Finished Floor Level Overlay methodology as detailed in NH-R6 to the proposed Rangiora to Woodend Medium Residential Zone.
193.51	Martin Pinkham	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS9	Oppose	Considers Kaiapoi Fixed Minimum Finished Floor Level Overlay is a sensible and pragmatic way of dealing with risk of flooding in the Kaiapoi Urban Area that provides certainty to landowners and developers and should be extended to include the proposed Rangiora to Woodend Medium Residential Zone. Notes the Proposed District Plan fails to provide adequate residential housing to meet the expected growth of the District over the next ten years. It is inconsistent with the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill.	Rezone an area (refer to map in full submission) approximately located between Rangiora and Woodend and including Waikuku, as Medium Residential Zone, along with all of the Policies, Rules, and Built Form Standards (MRZ-P1, MRZ-R1 to MRZ-R40, and MRZ-BF51 to MRZ-BF59) proposed. Implement Kaiapoi Fixed Minimum Finished Floor Level Overlay methodology as detailed in NH-R6 to the proposed Rangiora to Woodend Medium Residential Zone.
193.52	Martin Pinkham	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Support	Supports NH-R6 as the Kaiapoi Fixed Minimum Finished Floor Level Overlay is a sensible way of dealing with the risk of flooding in the Kaiapoi Urban Area and should be extended to include the proposed Rangiora to Woodend Medium Residential Zone.	Implement NH-R6(2) for the proposed Rangiora to Woodend Medium Residential Zone.
193.53	Martin Pinkham	Planning Maps	General	General	Amend	Rezone an area (refer to map in full submission) approximately located between Rangiora and Woodend and including Waikuku, as Medium Density Residential Zone (MRZ). Note the Proposed District Plan fails to provide adequate residential housing to meet the expected growth of the District over the next ten years. It is inconsistent with the National Policy Statement on Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Kaiapoi Fixed Minimum Finished Floor Level Overlay is a sensible and pragmatic way of dealing with risk of flooding in the Kaiapoi Urban Area that provides certainty to landowners and developers and should be extended to include the proposed Rangiora to Woodend MRZ.	Rezone an area (refer to map in full submission) approximately located between Rangiora and Woodend and including Waikuku, as Medium Density Residential Zone (MRZ). Implement Kaiapoi Fixed Minimum Finished Floor Level Overlay methodology as detailed in NH-R6 to the proposed Rangiora to Woodend MRZ.
194.1	Lara Richards	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED1	Amend	Oppose addition of area outside the bush and park areas within SNA034 Manor Park Bush mapped Significant Natural Area (SNA). Increasing the area of this SNA from 2ha to 5ha is not justified. Support original SNA area that is listed in Operative District Plan (Vegetation and Habitat Site V142), without this additional area. This additional area is used for farming and comprises grassland and scattered trees thus does not link to the existing SNA area (refer to image one of submission to see area of farm land that should be excluded). Except for three beech trees (one of which is of an age and condition where it may be blown over by strong wind), the trees in this additional area are exotic (refer to submission for photos). This additional area does not meet any criteria for a SNA, as outlined in ECO-APP1. It is not habitat of indigenous fauna, it is not representative, typical or characteristic of the natural diversity of the ecological district, has no endangered vegetation, is mostly grassland thus does not have a buffering function, and is not a wetland. Including this additional area to protect three beech trees would be severe, unfair, and does not leave enough land for farming.	Amend boundary of SNA034 to delete the additional area located outside the bush and park areas, as shown by the green area of photo 8 of the submission, and therefore retain the original size of the Significant Natural Area listed in Operative District Plan (V142 Vegetation and Habitat Site) as this is the only land on this property with ecological significance.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
195.1	Transpower New Zealand Limited - Ainsley McLeod	General approach	Advice notes	General	Amend	Generally support inclusion of Advice Notes but expand to include matters that could be relevant to a number of chapters: - the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA); - the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001 (NZECP34:2001) - the Electricity (Hazards from Trees) Regulations 2003	Insert new Advice Notes in the General Approach Chapter:  "GA-ANX The NESETA contain separate regulations for the operation, maintenance, upgrading, relocation or removal of transmission lines that were operating, or able to be operated, on or prior to 14 January 2010 and remain part of the National Grid. Except as provided for by the regulations in the NESETA, no rules in a Plan apply to such activities. An activity that does not relate to an existing transmission line that is part of the National Grid, or where new transmission lines and associated structures are proposed, rules and standards in a plan apply. GA-ANY NZECP 34:2001 includes restrictions on the location of buildings, structures, and activities in relation to the National Grid and electricity distribution lines. Buildings, structures, and activities in the vicinity of the National Grid or electricity distribution lines must comply with the NZECP 34:2001. Compliance with the rule requirements of the District Plan does not ensure compliance with NZECP 34:2001 or vice versa. GA-ANZ The Electricity (Hazards from Trees) Regulations 2003 includes regulations to protect the security of the supply of electricity, and the safety of the public, by prescribing distances from conductors within which trees must not encroach and setting rules about the responsibilities for cutting or trimming trees that encroach on conductors. Compliance with these Regulations is mandatory." Also amend advice notes in relevant chapters to reference these matters.
195.2	Transpower New Zealand Limited - Ainsley McLeod	Cross boundary matters	Cross Boundary Matters	General	Support	Support the Cross Boundary Matters Chapter, particularly the acknowledgement that linear infrastructure may give rise to cross boundary matters.	Retain the Cross Boundary Matters Chapter as notified.
195.3	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of conductor	Support	Support definition of 'conductor' as is consistent with the National Environmental Standards for Electricity Transmission Activities.	Retain definition of 'conductor' as notified.
195.4	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of critical infrastructure	Support	Support definition of 'critical infrastructure' as is generally consistent with the definition in the Canterbury Regional Policy Statement.	Retain definition of 'critical infrastructure' as notified.
195.5	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of electricity distribution	Amend	Generally support definition of 'electricity distribution line' but seek amendment or clarification to ensure that electricity distribution is distinguished from electricity transmission.	Amend definition of 'electricity distribution line':  "means the lines and associated poles, pi-poles and towers <u>that are not part of the National Grid and are</u> utilised by a network utility operator to distribute electricity."
195.6	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of electricity transmission	Support	Support definition of 'electricity transmission' as it cross references National Policy Statement on Electricity Transmission.	Retain definition of 'electricity transmission' as notified.
195.7	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of national grid	Support	Support definition of 'National Grid' as it cross references the National Policy Statement on Electricity Transmission.	Retain definition of 'National Grid' as notified.
195.8	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of national grid support	Support	Support the definition of 'National Grid support structure' as it is necessary for rule interpretation and is similar to definitions included in the National Environmental Standards for Electricity Transmission Activities.	Retain the definition of 'National Grid support structure' as notified.
195.9	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of national grid yard	Amend	Support the definition of 'National Grid Yard' but amend to align with other definitions in the Proposed District Plan and is consistent with the 'National Grid Yard' definition used in district plans throughout New Zealand.	Amend the definition of 'National Grid Yard':  "means: a. the area located 12m in any direction from the outer <u>visible</u> edge of a <u>foundation of a 220kV or a 350kV National Grid transmission line</u> support structure; or <del>b. the area located 10m in any direction from the outer edge of a 66kV National Grid transmission line support structure; and</del> <del>c. the area located 10m either side of the centreline of an overhead 66kV National Grid transmission line on towers (including tubular steel towers where these replace lattice steel towers); or</del> <del>d. the area located 12m either side of the centreline of any overhead 220kV or 350kV National Grid transmission line on towers (including tubular steel towers where these replace lattice steel towers).</del> "
195.10	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of pole	Support	Support the definition of 'pole' as is generally consistent with definition in National Environmental Standards for Electricity Transmission Activities.	Retain the definition of 'pole' as notified.
195.11	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of regionally significant infrastructure	Support	Support the definition of 'regionally significant infrastructure' as is generally consistent with definition in the Canterbury Regional Policy Statement.	Retain the definition of 'regionally significant infrastructure' as notified.
195.12	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of reverse sensitivity	Amend	Generally support inclusion of a definition of 'reverse sensitivity' but amend to improve grammar and clarity.	Amend the definition of 'reverse sensitivity':  "means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity <del>which</del> <u>that</u> may be sensitive to the actual, potential or perceived adverse environmental effects generated by <del>the</del> <u>an</u> existing activity."
195.13	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of sensitive activity	Support	Support the definition of 'sensitive activity' as is necessary for rules relating to sensitive activities in the vicinity of the National Grid, and is generally consistent with the definition in the National Policy Statement on Electricity Transmission.	Retain the definition of 'sensitive activity' as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
195.14	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of strategic infrastructure	Support	Support the definition of 'strategic infrastructure' as is generally consistent with the definition in the Canterbury Regional Policy Statement.	Retain the definition of 'strategic infrastructure' as notified.
195.15	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of tower	Support	Support the definition of 'tower' as is generally consistent with the definition in the National Environmental Standards for Electricity Transmission Activities.	Retain the definition of 'tower' as notified.
195.16	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of transmission line	Support	Support the definition of 'transmission line' as it cross references the National Environmental Standards for Electricity Transmission Activities.	Retain the definition of 'transmission line' as notified.
195.17	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	Definition of upgrading	Oppose	Oppose the inclusion of a definition of 'upgrading' as it adds unnecessary complexity and regulation. It relates to the Natural Hazards Chapter only and appears to confine what may be considered to be upgrading (taking a different approach to the rules that relates to upgrading of infrastructure in the Infrastructure and Energy Chapter). The rationale for the differing rule framework is not clear nor justified.	Delete the definition of 'upgrading'.
195.18	Transpower New Zealand Limited - Ainsley McLeod	Definitions	Definitions	General	Oppose	Seek new definition of 'national grid subdivision corridor' as is necessary for the implementation of associated rules and give effect to Policies 10 and 11 of the National Policy Statement on Electricity Transmission. The proposed definition establishes appropriate, and nationally consistent, distances (measured from the centreline of a transmission line) within which subdivision activities are regulated. The distance is established based on an average calculated measurement of maximum conductor swing in high wind conditions.	Insert new definition of 'national grid subdivision corridor':  " <u>means</u> <u>a. the area 32m either side of the centreline of an above ground 66kV transmission lines on towers (including tubular steel towers where these replace steel lattice towers);</u> <u>b. the area 37m either side of the centreline of an above ground 220kV transmission line;</u> <u>c. the area 39m either side of the centreline of an above ground 350kV transmission line.</u> "
195.19	Transpower New Zealand Limited - Ainsley McLeod	SD - Rautaki ahunga - Strategic directions	Introduction	General	Support	Support the Introduction of the Strategic Directions Chapter as it anticipates that the strategic directions provide guidance to other parts of the Proposed District Plan and because it is clear that there is no hierarchy between provisions.	Retain the 'Interpretation and application of this chapter' part of the Strategic Directions Chapter as notified.
195.20	Transpower New Zealand Limited - Ainsley McLeod	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Amend	Generally support SD-O1 to the extent that it is generally consistent with matters of national importance that must be recognised and provided for that are set out in section 6 of the Resource Management Act 1991 but seek a limited amendment to clause (3) to clarify what it is that outstanding natural features and outstanding natural landscapes are being protected from.	Amend SD-O1: "... 3. outstanding natural features and outstanding natural landscapes are identified and their values recognised and protected <u>from inappropriate subdivision, use and development</u> ; ..."
195.21	Transpower New Zealand Limited - Ainsley McLeod	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Support	Support SD-O3, and particularly clause (2), to the extent that the Objective gives effect to the National Policy Statement on Electricity Transmission. Notes the use of the term "manage" in respect of potential adverse effects and considers that this term is appropriate on the basis that it allows for the full range of responses to adverse effects (from avoidance through to offsetting and compensation) in more specific provisions elsewhere in the Proposed District Plan.	Retain SD-O3 as notified.
195.22	Transpower New Zealand Limited - Ainsley McLeod	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	Generally support UFD-P10, but seek limited amendments to: - Clarify that development (including residential activity) can have direct adverse effects on infrastructure, such as the National Grid, as opposed to just reverse sensitivity effects;  - Clarify that residential activity can be directly adversely affected by infrastructure; and  - Refer to 'maintenance' activities, alongside 'operation' and 'upgrade' in a manner that is consistent with Policies 2 and 5 of the National Policy Statement on Electricity Transmission.	Amend UFD-P10:  "Managing <del>reverse sensitivity</del> effects, <u>including reverse sensitivity effects</u> , from <u>and on</u> new development Within Residential Zones and new development areas in Rangiora and Kaiapoi: 1. avoid <del>residential activity</del> <u>development</u> that has the potential to <u>be impacted by</u> or limit the efficient and effective operation, <u>maintenance</u> and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone; ..."
195.23	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Introduction	General	Oppose	Oppose the directions in relation to the other potentially relevant District Plan provisions on the basis that the direction provides no clarity in terms of whether rules in other chapters apply to infrastructure, or whether the rules in the Energy and Infrastructure Chapter are generally intended to provide a standalone suite of provisions. As currently drafted, this directive text has the effect of applying all rules to infrastructure activities even when the activity is provided for in the Energy and Infrastructure Chapter. It is vital that the Proposed District Plan is amended to clarify where the Energy and Infrastructure provisions prevail and where other chapters are relevant.	Amend other potentially relevant District Plan provisions to explicitly set out where the Energy and Infrastructure provisions prevail and where (through direct cross-reference) other chapters include relevant rules.
195.24	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O1	Amend	Generally support EI-O1 as, insofar as it relates to the National Grid, the Objective gives effect to the National Policy Statement on Electricity Transmission (particularly Policies 1 and 2) and the Canterbury Regional Policy Statement Policy 16.3.4. Seek a limited amendment to reflect that the benefits of nationally significant infrastructure, such as the National Grid, may accrue beyond the district, and to help implement EI-P1.	Amend EI-O1:  "1. efficient, effective, resilient, safe and sustainable energy and infrastructure, including critical infrastructure, strategic infrastructure and regionally significant infrastructure, is developed and maintained to benefit the social, economic, cultural and environmental well-being of the District, <u>region and nation</u> including in response to future needs such as increased sustainability, and changing techniques and technology; ..."



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195.25	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O2	Amend	Support in part as in terms of National Grid, the outcome sought is consistent with and gives effect to the approach to managing effects set out in the National Policy Statement on Electricity Transmission, but suggests replacing 'avoid, remedy or mitigate' with 'manage' so that the breadth of responses is available, including offsetting or compensation.	Amend EI-O2:  "Adverse effects of energy and infrastructure on the qualities and characteristics of surrounding environments and community well-being are <del>managed</del> <del>avoided, remedied or mitigated.</del> "
195.26	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O3	Support	Support EI-O3, insofar as the Objective relates to the National Grid, the outcome sought is consistent with (and gives effect to) the approach to managing effects on the National Grid set out in Policies 10 and 11 of the National Policy Statement on Electricity Transmission.	Retain EI-O3 as notified.
195.27	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P1	Amend	Support in part but seeks limited amendments to ensure that EL-P1(4) as notified is understood as an outcome alongside and in addition to the matters enabled by EL-P1(1), as opposed to being a subset of those matters.	Amend EI-P1:  "Recognise the local, regional or national benefits of energy and infrastructure, <u>including the effective, safe, secure and efficient electricity transmission, electricity distribution, and supply of fuel and energy</u> , through: 1. enabling the operation, maintenance, repair, renewal, removal and minor upgrade of energy and infrastructure; 2. providing for more than minor or significant upgrades to existing, and the development of new, energy and infrastructure; 3. providing for energy and infrastructure that serves as a lifeline utility during an emergency, including critical infrastructure, strategic infrastructure and regionally significant infrastructure; <del>4. providing for the effective, safe, secure and efficient electricity transmission, including on the National Grid, electricity distribution, and supply of fuel and energy;</del> 45. providing for the effective, reliable and future-proofed communication networks and services; <del>56.</del> providing for the effective, resilient, efficient and safe water supply, wastewater system and stormwater infrastructure; and community scale irrigation/stockwater; <del>67.</del> enabling energy and infrastructure that has a particular focus on the utilisation of renewable resources and which contribute to sustainable use of natural and physical resources; <del>78.</del> enabling feasibility investigations into renewable energy including for renewable electricity generation; <del>89.</del> providing for renewable energy and renewable electricity generation including small scale or community scale renewable electricity generation; and <del>94</del> 9. the provision of an adequate supply of water for firefighting in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice."
195.28	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P3	Support	Support EI-P3 as it appropriately allows for the technology and approaches in the provision of infrastructure to evolve over time. This is particularly important to response to increased demand for electricity as New Zealand transitions to a zero-carbon economy.	Retain EI-P3 as notified.
195.29	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P5	Amend	Supports EI-P5 and considers the policy (as it relates to the National Grid) generally reflects the nuanced approach to the management of adverse effects set out in the National Policy Statement on Electricity Transmission (NPSET) Policies 7, 8 and 9 applied to a Waimakariri District context, including relevant considerations in NPSET Policies 3, 4 and 5.  Notes that giving effect to the NPSET has been more efficiently achieved through a standalone National Grid policy or policies which may be appropriate alternative relief in order to properly give effect to the NPSET.	Amend EL-P5:  "1. enabling <del>or providing for</del> the ongoing operation, maintenance, repair, renewal, removal and minor upgrade of existing energy and infrastructure; 2. avoiding, remedying or mitigating adverse effects of more than minor upgrades to existing energy and infrastructure, including effects on: ... c. <u>an existing</u> sensitive activity; ... 3. new energy and infrastructure, or major upgrades to existing energy and infrastructure, should, to the extent <del>considered</del> practicable, ensure that the route or site is located outside of the following types of sensitive environments to protect such environments from significant adverse effects, taking into account the constraints imposed by the functional need or operational need of the energy and infrastructure: ... <u>x. the development of new energy and infrastructure, or major upgrades to existing energy and infrastructure, should be used as an opportunity to reduce existing adverse effects where appropriate to do so;</u> 4. where new energy and infrastructure, or major upgrades to existing energy and infrastructure, cannot locate outside of the sensitive environments in (3) above, the energy and infrastructure should, to the extent <del>considered</del> practicable, ensure that the proposed route, site, structure and construction method demonstrate the following, taking into account the constraints imposed by the functional need or operational need of the energy and infrastructure:

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							... 6. avoiding or mitigating potential significant adverse effects of the generation of radio frequency fields and electric and magnetic fields by requiring compliance with recognised <u>New Zealand or international</u> standards or guidelines; and..."
195.30	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P6	Amend	Supports in part EI-P6, however, considers that EI-P6 requires amendments to ensure it gives effect to Policies 10 and 11 of the National Policy Statement on Electricity Transmission and Policy 16.3.4 of the Canterbury Regional Policy Statement. Additionally, the term "intensive farming activities" in clause (2) is not defined in the Proposed District Plan and consideration should be given to whether this creates some ambiguity in the Policy.	Amend EI-P6:  "1. ensuring such effects do not compromise or constrain access to or the safe, effective and efficient operation, maintenance, repair, upgrading and development of energy and infrastructure; and 2. with regards to the National Grid and major electricity distribution lines, in addition to (1) above, by ensuring that: a. safe buffer distances are identified in the District Plan for managing the effects of incompatible activities and development on the National Grid and major electricity distribution lines including support structures; b. sensitive activity and development that may compromise the National Grid and major electricity distribution lines, including those associated with intensive farming activities, are excluded from establishing within identified safe buffer distances; c. changes to existing activities within identified safe buffer distances do not further constrain or restrict the operation, maintenance, repair, upgrading and development of the National Grid and major electricity distribution lines; and <u>x. with regards to the National Grid, in addition to (1) above:</u> <u>a. mapping the National Grid and identifying buffer corridors within which sensitive activities, including the expansion of an existing sensitive activity, are avoided; and, to the extent reasonably possible, managing other activities to avoid adverse effects, including reverse sensitivity effects, on the National Grid; and</u> <u>b. managing subdivision to ensure the National Grid is not compromised, reverse sensitivity effects are avoided and good amenity and urban design outcomes are achieved;</u> 3. ensuring buildings, other structures and vegetation do not obstruct or otherwise adversely affect radiocommunication pathways, either individually or cumulatively, including for radiocommunication associated with critical infrastructure, strategic infrastructure, regionally significant infrastructure, a lifeline utility, and for emergency purposes and day to day operations of an emergency service."
195.31	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R1	Support	Support EI-R1 and notes that the Rule, insofar as it relates to the National Grid, is consistent with the extent of regulation in the National Environmental Standards for Electricity Transmission Activities.	Retain EI-R1 as notified.
195.32	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R2	Amend	Support in part as submitter suggests the reference to "standards in any relevant overlay" is unclear and unnecessary and can more succinctly and clearly manage access track works in the relevant overlays.	Amend EI-R2:  "1. the activity shall comply with Earthworks standards EW-S1 to EW-S7, <del>as well as any Earthworks standards in any relevant overlay.</del> "
195.33	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R6	Amend	Generally support EI-R6 however amend the accompanying Advisory Note to reflect the effects of vegetation on electricity lines.	Amend the Advisory note to EI-R6:  "Advisory Notes - This rule applies to situations such as protecting the <u>security</u> , safe operation or maintenance of overhead lines or removing an associated potential <del>fire</del> <u>electrical risk</u> or risk to the public, or maintaining sight lines from an intersection. ..."
195.34	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R9	Amend	Support EI-R9 but does not support EI-MD4. Any matter that could be considered under EI-MD4 would also fall under EI-MD14 which is more directly relevant to EI-R9.	Amend the Matters of Discretion that apply to EI-R9:  "Matters of discretion are restricted to: <del>EI-MD4 – Health and safety</del> EI-MD14 - Extent of effects"
195.35	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R10	Amend	Support in part as the submitter does not support the matter of discretion EI-MD2. It is difficult to understand the impact generated by underground infrastructure on amenity values as underground infrastructure does not have any discernible adverse effects.	Amend the Matters of Discretion that apply to EI-R10:  "Matters of discretion are restricted to: EI-MD1 - Historic heritage and the natural environment <del>EI-MD2 – Amenity values, location and design</del> EI-MD3 - Operational considerations"
195.36	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R11	Support	Support EI-R11 as it is generally consistent with the National Environmental Standards for Electricity Transmission Activities.	Retain EI-R11 as notified.

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195.37	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R12	Amend	Support in part as submitter seeks to amend the rule to be generally consistent with the National Environmental Standards for Electricity Transmission Activities.	Amend EI-R12:  "Where: 1. a pole shall not be replaced with a tower; 2. a replacement pole or tower shall not exceed the height <u>at the date of public notification of the District Plan</u> <del>buy more than 15%</del> in-relation to infrastructure of the <del>replaced pole or tower</del> ; 3. the diameter or width of a replacement pole shall not exceed twice that of the replaced pole at its widest point; 4. a single pole may be replaced with a pi-pole for safety or structural reasons; 5. the footprint of a replaced tower shall not exceed the width of the tower by more than 25%; and 6. a replaced pole or tower shall be removed once its replacement is in place and is operational."
195.38	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R16	Support	Support EI-R16	Retain EI-R16 as notified.
195.39	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R22	Support	Support EI-R22.	Retain EI-R22 as notified.
195.40	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R23	Amend	Request EI-R23 be amended to provide not only for construction of new vehicle access tracks ancillary to infrastructure which are located in specified sensitive environments as a restricted discretionary activity, but also widening or extension of any such existing vehicle access tracks.	Amend EI-R23:  "EI-R23 Construction of new <u>or widening or extension of existing</u> , vehicle access tracks ancillary to infrastructure <del>that</del> <u>which</u> are located in specified sensitive environments."
195.41	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Electricity transmission and electricity distribution	EI-R24	Support	Support EI-R24 as it provides for new overhead transmission lines in a manner that gives effect to the National Policy Statement on Electricity Transmission.	Retain EI-R24 as notified.
195.42	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Electricity transmission and electricity distribution	EI-R25	Support	Support EI-R25 and considers that the Rule appropriately provides for new transformers and substations in a manner that gives effect to the National Policy Statement on Electricity Transmission.	Retain EI-R25 as notified.
195.43	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on the National Grid	EI-R51	Amend	Support EI-R51, including notification direction and non-complying activity status, but seek amendments to better give effect to National Policy Statement on Electricity Transmission Policies 10 and 11 and Policy 16.3.4 of the Canterbury Regional Policy Statement, to be more consistent with Hurunui District, Selwyn District and Christchurch City, and improve readability of the rule.	Amend EI-R51:  <u>"Activity status: PER</u>  <u>Where:</u> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <u>    a. for a network utility; or</u> <u>    b. a fence not exceeding 2.5m in height above ground level; or</u> <u>    c. a non-habitable building or structure used for agricultural and horticultural activities including irrigation that is not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse or produce packing facilities;</u> <u>    d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the building or structure;</u> <u>3. A building or structure provided for by (2)(a) to (d) must:</u> <u>    a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u> <u>    b. not permanently obstruct existing vehicle access to a National Grid support structure;</u> <u>    c be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6 metres from the outer visible edge of a foundation of a National Grid support structure."</u>

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195.44	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on the National Grid	EI-R52	Amend	<p>Support EI-R52 as it gives effect to Policy 10 of the National Policy Statement on Electricity Transmission (NPSET) and is consistent with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001), but seeks amendments to better align with NZECP34:2004:</p> <ul style="list-style-type: none"> <li>- reference to 'the disturbance of land for the installation of fence posts' is included in the Rule because the definition of 'earthworks' excludes fence posts whereas NZECP34:2001 regulates such land disturbance;</li> <li>- the exception for quarries and landfills is deleted on the basis that this Rule can adequately manage earthworks associated with these activities (particularly through clauses (2) to (4) of the Rule;</li> <li>- an exception for vertical holes is included to mirror a similar approach in NZECP34:2001; and</li> <li>- the 'default' provision is amended to non-complying on the basis that such activities would be prohibited by NZECP34:2001 and are likely to compromise the National Grid in a manner that should be avoided (with reference to Policy 10 of the NPSET).</li> </ul>	<p>Amend EI-R52:</p> <p>"Earthworks (<del>other than quarry or landfill</del>) <u>and the disturbance of land for the installation of fence posts</u> within a National Grid Yard</p> <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> <li><del>around National Grid support towers: earthworks and the disturbance of land for the installation of fence posts</del></li> <li><del>a. depth shall be no deeper than 300mm within 6m of a foundation of a National Grid support structure;</del></li> <li><del>depth shall be no deeper than 3m:</del> <ol style="list-style-type: none"> <li><del>between 6m and 12m from the foundation of a 220kV or a 350kV National Grid support structure; or</del></li> <li><del>between 6m and 10m from the foundation of a 66kV National Grid support structure;</del></li> </ol> </li> <li>earthworks <u>and the disturbance of land for the installation of fence posts</u> shall not compromise the stability of a National Grid support structure;</li> <li>earthworks <u>and the disturbance of land for the installation of fence posts</u> shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; and</li> <li>earthworks <u>and the disturbance of land for the installation of fence posts</u> shall not result in <u>existing</u> vehicular access to a National Grid support structure being permanently obstructed.</li> </ol> <p>Activity status when compliance with EI-R52 (4) not achieved: <u>RDISNC</u></p> <p><del>Matters of discretion are restricted to:</del></p> <p><del>EI-MD12 – National Grid</del></p> <p><del>Activity status when compliance with EI-R52 (2) to (5) not achieved: NC</del></p> <p><del>Notification</del></p> <p><del>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</del></p> <p><u>Activity status: RDIS</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> <li><u>earthworks are more than 300mm deep and less than 3m deep:</u> <ol style="list-style-type: none"> <li><u>between 6m and 12m from the foundation of a 220kV or a 350kV National Grid support structure; or</u></li> <li><u>between 6m and 10m from the foundation of a 66kV National Grid support structure;</u></li> </ol> </li> <li><u>earthworks shall not compromise the stability of a National Grid support structure;</u></li> <li><u>earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; and</u></li> <li><u>earthworks and the disturbance of land for the installation of fence posts shall not result in existing vehicular access to a National Grid support structure being permanently obstructed.</u></li> </ol> <p><u>Matters of discretion are restricted to:</u></p> <p><u>Activity status when compliance not achieved: NC</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is</u></p> <p><u>precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</u></p> <p><u>Exemptions</u></p> <p>This rule does not apply to:</p> <ul style="list-style-type: none"> <li>- earthworks undertaken by a network utility operator (<del>other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes</del>);-</li> <li>..."</li> </ul> <p>As a consequence, delete Rule EI-R53 Any quarry or landfill on the same site as a National Grid support structure and delete Matters of Discretion EI-MD12 National</p>
195.45	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD1	Support	<p>Support EI-MD1 as the 'Matters' allow for a consideration of impacts on a range of special values alongside the particular characteristics of, and benefits of, infrastructure.</p>	<p>Retain EI-MD1 as notified.</p>

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195.46	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD2	Amend	Support EI-MD2 but seek amendment to enable a consideration of the benefits of the infrastructure and to confirm that screening ought to only be provided where necessary.	Amend Matters of Discretion EI-MD2:  "1. The practicality and effectiveness of screening the infrastructure, <u>where necessary</u> . 2. For infrastructure attached to other structures, the extent to which the infrastructure is within the visual envelope of an existing structure, and the extent to which the colour and design of the infrastructure corresponds to the existing structure. 3. The extent of consideration of the number, size, location and design of any other existing infrastructure in the vicinity. 4. The extent to which any adverse effects of the infrastructure have been avoided, remedied or mitigated by the route, site and construction method selection. 5. The extent to which the location and size of the infrastructure impacts on the ability of people to access any existing facility or activity on the site. <u>x. The benefits of the infrastructure.</u> "
195.47	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD3	Support	Support EI-MD3.	Retain EI-MD3 as notified.
195.48	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD4	Amend	Support EI-MD4 but consider the 'Matters' could be expanded to address impacts on safety as well as human health.	Amend EI-MD4:  " <u>x. The extent to which the infrastructure will be designed and located in relation to close proximity to any existing sensitive activity.</u> <u>y. and the The extent to which the infrastructure provides for the health and safety of people and communities of any effect on human health.</u> "
195.49	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD6	Oppose	Oppose EI-MD6 and consider the 'Matters' would benefit from a substantial rewrite.	Amend EI-MD6 to better reflect relevant considerations for the establishment of a transmission line.
195.50	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD9	Amend	Support in part as submitter seeks to ensure that EI-MD9 is triggered when the standards are not met and to clarify that overlay provisions are relevant when considering an application for resource consents made under EI-R23. Additionally, submitter suggests inclusion of a new clause that considers benefit of the infrastructures that benefit from, or relied on, the access track.	Amend EI-MD9:  "1. The ability to integrate with the landscape, follow natural contours, and mitigate adverse effects. 2. The extent of <del>non-compliance with the relevant standards in the Earthworks Chapter Earthworks standards EW-S1 to EW-S7 for the relevant zone or overlay, and the extent of any effects of non-compliance.</del> 3. Relevant assessment matters in the Earthworks Chapter <u>and, where resource consent is required by Rule EI-R23 the assessment matters</u> for the <del>relevant zone or overlay.</del> <u>x. The benefits of the related infrastructure.</u> "
195.51	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD10	Amend	Support EI-MD10 but seek to enable a consideration of the benefits of the infrastructure.	Amend EI-MD10 by adding an additional clause:  " <u>The benefits of the infrastructure.</u> "
195.52	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD12	Support	Support EI-MD12.	Retain EI-MD12 as notified.
195.53	Transpower New Zealand Limited - Ainsley McLeod	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD14	Amend	Support EI-MD14 but seek to enable a consideration of the benefits of the infrastructure.	Amend EI-MD14:  " <u>x. The extent of non-compliance with the relevant standard(s), and the extent of any effects of non-compliance with the relevant standard(s) including cumulative effects;</u> <u>y. The benefits of the infrastructure.</u> "

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195.54	Transpower New Zealand Limited - Ainsley McLeod	HS - Matu morearea - Hazardous substances	Introduction	General	Amend	Seeks minor amendment to the Introduction of the Hazardous Substances Chapter to align with EI-R51 (as amended by this submission) in respect of the management of some hazardous substances in the National Grid Yard.	In the Introduction of the Hazardous Substances Chapter, amend 'Other potentially relevant District Plan provisions':  "As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to hazardous substances include: - Energy and Infrastructure: this chapter contains rules for energy and infrastructure such as fuel and gas distribution, and storage <u>and also addresses hazardous substances, amongst other activities, located in the National Grid Yard.</u> - Any other District wide matter that may affect or relate to the site. - Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones."
195.55	Transpower New Zealand Limited - Ainsley McLeod	HS - Matu morearea - Hazardous substances	Policies	HS-P1	Amend	Seeks amendment to reflect the outcome sought by EI-R51 that the handling and storage of certain hazardous substances are managed (or avoided) in the National Grid Yard in order to give effect to Policy 10 of the National Policy Statement on Electricity Transmission.	Amend HS-P1:  "Minimise risk to people, property and the environment from any new major hazard facility, or any addition to a major hazard facility by: ... 3. locating outside <u>of the National Grid Yard</u> , any areas of significant indigenous vegetation, significant habitats for indigenous fauna and Sites and Areas of Significance to Māori, and zones and overlays where sensitive areas or activities predominate; and ..."
195.56	Transpower New Zealand Limited - Ainsley McLeod	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Support	Support NH-O2 especially the recognition that there are circumstances where critical infrastructure must be located in high hazard areas, which may include river crossing that are essential for the National Grid.	Retain NH-O2 as notified.
195.57	Transpower New Zealand Limited - Ainsley McLeod	NH - Matepa mahorahora - Natural hazards	Policies	NH-P10	Amend	Generally support NH-P10 but the term 'allow' may imply something less than 'enable' thus NH-P10 would not give effect to the National Policy Statement on Electricity Transmission Policies 2 and 5. Replace 'allow' with 'enable'.	Amend NH-P10:  "EnableAllow for the operation, maintenance, replacement, minor upgrading, repair and removal of all existing infrastructure in identified natural hazard overlays."
195.58	Transpower New Zealand Limited - Ainsley McLeod	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Amend	Support NH-P13 however do not support requirement that upgraded or new critical infrastructure may only locate in high flood hazard areas where there is no practical alternative. 'No practical alternative' is broad and subjective; it is likely that there is always an alternative but this might not be preferred for any number of reasons, and this test is not necessary when the risk is adequately addressed by the considerations required by (2) and (3).	Amend NH-P13:  "Only allow for the new and upgrading of existing above ground critical infrastructure in high flood hazard or high coastal flood hazard areas where: 1. there is a functional need or operational need for that location <del>and there are no practical alternatives;</del> ..."
195.59	Transpower New Zealand Limited - Ainsley McLeod	NH - Matepa mahorahora - Natural hazards	Policies	NH-P14	Oppose	Oppose NH-P14, in particular (2), because it imposes an uncertain test of "no reasonable alternative", noting that alternatives may exist but may not be preferred for other reasons. The requirement to 'avoid' upgrading within the Ashley Fault Avoidance Zone could compromise critical infrastructure by resulting in strengthening and preparedness works not being undertaken.	Amend NH-P14:  "Within the fault overlays: ... 2. <u>only allow</u> avoid new and upgrading of existing critical infrastructure below and above ground in the Ashley Fault Avoidance Overlay <u>where unless there is no reasonable alternative, in which case</u> the infrastructure is <del>must be</del> designed to: a. maintain, as far as practicable, its integrity and ongoing operation during and after natural hazard events; or b. be able to be reinstated in a timely manner; ..."
195.60	Transpower New Zealand Limited - Ainsley McLeod	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Support	Generally supports NH-R4 on the basis that the Rule permits critical infrastructure below ground where the installation of such infrastructure does not elevate flood hazard risk.	Retain NH-R4 as notified.
195.61	Transpower New Zealand Limited - Ainsley McLeod	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Amend	Generally supports NH-R6 but is concerned that the Rule does not anticipate linear infrastructure, and particularly infrastructure that is made up of a number of structures, such as a transmission line. Seeks limited amendments to clarify that the standard apply singly to each structure.	Amend NH-R6:  "Where: 1. if located with the Fault Awareness Overlay, new critical infrastructure or an extension to existing infrastructure has a footprint of less than 100m <sup>2</sup> <u>per structure</u> ; and 2. if located within a Flood Assessment Overlay or the Kaiapoi Fixed Minimum Finished Floor Level Overlay: ... c. new infrastructure or an extension to existing infrastructure: i. has a footprint of less than 10m <sup>2</sup> <u>per structure</u> ; or ..."



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195.62	Transpower New Zealand Limited - Ainsley McLeod	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R14	Amend	Generally supports NH-R14 to the extent that the Rule provides a consenting pathway for critical infrastructure. However, does not support discretionary activity status for new critical infrastructure in the Ashley Fault Avoidance Overlay and considers that the most stringent activity status that should apply is restricted discretionary. This is because any potential effects in respect of the fault hazard can be adequately assessed via Matters of Discretion NH-MD3. Does not accept the rationale in the Section 32 Report for the stringency of the provisions for critical infrastructure on the basis that it is important that the infrastructure remains operational during a hazard event. Considers that the discretionary activity status is a blunt and indirect tool to achieve the Section 32 Report outcome.	Amend NH-R14:  "Activity status: <del>DIS</del> <u>RDIS</u> ... Activity status where compliance is not achieved: <u>DISNC</u> "
195.63	Transpower New Zealand Limited - Ainsley McLeod	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R17	Amend	Generally support NH-R17 but is concerned that it does not anticipate linear infrastructure, and particularly infrastructure that is made up of a number of structures, such as a transmission line. Seeks a limited amendment to clarify that the standard apply singly to each structure. Consider that the 'default' rules are overly complex and onerous and is of the view that the most stringent activity status that should apply is restricted discretionary. This is because any potential effects in respect of the coastal flood hazard can be adequately assessed via Matters of Discretion NH-MD3 and NH-M4.	Amend NH-R17:  <b>"Activity status: PER</b> Where: 1. the profile, contour or height of the land is not permanently raised by more than 0.25m when compared to natural ground level; and a. new infrastructure or an extension to existing infrastructure has a footprint of less than 10m2 <u>per structure</u> ; or b. any new building that is identified as being subject to 0.29m or less of coastal flooding as stated in a Coastal Flood Assessment Certificate and has finished floor level equal to or higher than the minimum finished floor level as stated in a Coastal Flood Assessment Certificate issued in accordance with NH-S2; or c. if not a building, new infrastructure, excluding any support base, towers or poles, is located above ground level at an elevation higher than the minimum floor level as stated in a Coastal Flood Assessment Certificate issued in accordance with NH-S2. <b>Activity status where compliance is not achieved: <del>for NH-R17 (1), NH-R17 (1)(a)- and NH-R17 (1)(c):</del> RDIS</b> <b>Matters of discretion are restricted to:</b> NH-MD3 - Natural hazards and infrastructure <u>NH-MD4 - Natural hazards coastal matters</u>  <b>Activity status where compliance is not achieved for NH-R17 (1)(b): RDIS (see NH-R17 (2))</b> <b>Activity status: RDIS</b> Where: <del>2. any building that is identified as being subject to between 0.3m and 0.99m of coastal flooding, as stated in a Coastal Flood Assessment Certificate, is erected on raised land or utilises a combination of raised land and a raised floor level equal to or higher than the minimum requirements stated in a Coastal Flood Assessment Certificate issued in accordance with NH-S2.</del> <del>Matters of discretion are restricted to:</del> <del>NH-MD4 - Natural hazards coastal matters</del> <del>Activity status where compliance is not achieved: NC."</del>
195.64	Transpower New Zealand Limited - Ainsley McLeod	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R18	Support	Generally supports NH-R18 on the basis that the Rule permits critical infrastructure below ground where the installation of such infrastructure does not elevate flood hazard risk.	Retain NH-R18 as notified.
195.65	Transpower New Zealand Limited - Ainsley McLeod	NH - Matepa mahorahora - Natural hazards	Matters of Discretion	NH-MD3	Amend	Generally supports NH-MD3 but seeks limited amendments to improve expression, remove duplication and to delete reference to cultural effects on the basis that it is not clear how the location of critical infrastructure in a natural hazard overlay would have a cultural impact.	Amend NH-MD3:  "1. Any increase in the risk to life or property from natural hazard events. <del>2. Any negative effects</del> on the ability of people and communities to recover from a natural hazard event. 3. The extent to which the infrastructure will suffer damage in a hazard event and whether the infrastructure is designed to maintain reasonable and safe operation during and after a natural hazard event. <del>4. The time taken to reinstate critical infrastructure following a natural hazard event.</del> <del>45. The extent to which the infrastructure exacerbates the natural hazard risk or transfers the risk to another site.</del> <del>56. The ability for flood water conveyance to be maintained.</del> <del>67. The extent to which there is a functional need and operational need for that location and there are no practical alternatives.</del> <del>78. The extent to which any mitigation measures are proposed, their effectiveness and environmental effects, and any benefits to the wider area associated with hazard management.</del> <del>89. The positive benefits derived from the installation of the infrastructure.</del> <del>10. Any effects on cultural values."</del>
195.66	Transpower New Zealand Limited - Ainsley McLeod	HH - Taonga o onamata - Historic heritage	Introduction	General	Amend	The reference to the relevance of the Energy and Infrastructure Chapter is not clear, and the Proposed District Plan does not include a clear direction in respect of how infrastructure is regulated across chapters.	Amend 'Other potentially relevant District Plan provisions' subsection to clearly and succinctly set out the provisions that apply to infrastructure throughout the Proposed District Plan.

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195.67	Transpower New Zealand Limited - Ainsley McLeod	HH - Taonga o onamata - Historic heritage	Policies	HH-P7	Support	Supports HH-P7 as it recognises the importance of infrastructure while appropriately providing for the protection of Historic Heritage.	Retain HH-P7 as notified.
195.68	Transpower New Zealand Limited - Ainsley McLeod	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Introduction	General	Amend	The statement in the Sites and Areas of Significance to Māori Chapter: "Energy and Infrastructure: this chapter contains provisions relevant to protecting wāhi tapu sites" and understands that this means that the Ngā whenua tapu o ngā iwi - Sites and Areas of Significance to Māori does not apply to infrastructure. This statement contradicts the same direction in the Energy and Infrastructure Chapter.	Amend 'Other potentially relevant District Plan provisions' in chapter introduction:  "As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to Sites and Areas of Significance to Māori include:  .... - Energy and Infrastructure: this chapter contains provisions relevant to protecting wāhi tapu sites <u>and the rules in this chapter do not apply. ....</u> "
195.69	Transpower New Zealand Limited - Ainsley McLeod	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Introduction	General	Amend	The identification of 'other potentially relevant provisions' is not clear, and there is a lack of clear direction on how infrastructure is regulated across chapters. Seeks that provisions applicable to infrastructure are clearly and succinctly set out.	Amend 'Other potentially relevant District Plan provisions' subsection to clearly and succinctly set out the provisions that apply to infrastructure.
195.70	Transpower New Zealand Limited - Ainsley McLeod	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Support	Support ECO-P2 on the basis that it appropriately protects the values of Significant Natural Areas.	Retain ECO-P2 as notified.
195.71	Transpower New Zealand Limited - Ainsley McLeod	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Support	Support ECO-P4 as it appropriately addresses the maintenance and enhancement of the values of indigenous vegetation and habitats.	Retain ECO-P4 as notified.
195.72	Transpower New Zealand Limited - Ainsley McLeod	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P7	Oppose	Oppose ECO-P7 in terms of how it relates to the National Grid due to its requirement to avoid adverse effects which does not give effect to the National Policy Statement on Electricity Transmission (NPSET). Seek inclusion of a new clause that sets out a specific approach for the National Grid which gives effect to the NPSET.	Amend ECO-P7: "... <u>3. In the case of the development and subsequent operation of the National Grid, seek to avoid adverse effects on the matters listed in (1) and (2) and recognising:</u> <u>a. that because of the functional needs or operational needs of the National Grid it is not practicable to avoid adverse effects; and</u> <u>b. there may be some areas in the coastal environment where avoidance of adverse effects is required to protect the identified special values of those areas."</u>
195.73	Transpower New Zealand Limited - Ainsley McLeod	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Amend	Support ECO-R1 to the extent that it provides a consent pathway for indigenous vegetation for significant infrastructure. Oppose non-complying activity status when compliance not achieved as this would trigger vegetation clearance for minor upgrades or to achieve safe operation outcomes, which is inappropriately stringent. It is also inconsistent with similar management approaches in the National Environmental Standards for Electricity Transmission Activities (NESETA), and does not give effect to the National Policy Statement in Electricity Transmission, including Policies 2 and 5. Seek the inclusion of a specific rule that allows for a default to restricted discretionary activity status and notes that such activity status is consistent with the default in the NESETA.	Amend ECO-R1:  "1. within any mapped SNA or unmapped SNA, the indigenous vegetation clearance is: a. required for maintenance, repair or replacement purposes and is: ... d. within 2m of existing critical infrastructure, regionally significant infrastructure, strategic infrastructure or lifeline utility <u>other than the National Grid</u> ; ... <u>x. is required for the operation, maintenance, repair or upgrading of the National Grid and is undertaken within 2 metres of the existing National Grid.</u> Activity status when compliance with ECO-R1(1)(a) not achieved: NC Activity status when compliance with ECO-R1(1)(x) not achieved: RDIS <u>Matters of discretion are restricted to:</u> <u>ECO-MD1 Indigenous vegetation clearance"</u>

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195.74	Transpower New Zealand Limited - Ainsley McLeod	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Oppose	Oppose ECO-R2 as it does not explicitly provide for the clearance of indigenous vegetation for the National Grid and it is unclear whether a rule manages this activity elsewhere. Seeks the inclusion of new clauses to provide for indigenous vegetation clearance outside of Significant Natural Areas. Notes that the National Grid traverses a number of waterbodies and vegetation clearance within these may be necessary for the operation, maintenance and upgrading of the National Grid (including under the Electricity (Hazards from Trees) Regulations 2003). Seeks an amendment to clauses (2) and (5) to give effect to the National Policy Statement on Electricity Transmission (including Policies 3 and 5).	Amend ECO-R2: "... 2. the indigenous vegetation clearance is not within 75m of a lake, 20m of the bank of a river, or 50m of any wetland, unless the clearance is expressly authorised under the NESF <u>or for the purposes of the operation, maintenance, upgrade or development of the National Grid;</u> ... <u>x. is required for the operation, maintenance, upgrading or development of the National Grid.</u> "
195.75	Transpower New Zealand Limited - Ainsley McLeod	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Advice Note	ECO-AN1	Amend	Amend ECO-AN1 to include reference to the Electricity (Hazards from Trees) Regulations 2003 and the National Environmental Standards for Electricity Transmission Activities.	Amend ECO-AN1:  "There may be additional requirements under: ... <u>x. the NESETA that regulates vegetation clearance necessary for the operation, maintenance and upgrading of existing National Grid assets with reference to District Plan provisions.</u> <u>y. the Electricity (Hazards from Trees) Regulations 2003 that require the trimming or removal of vegetation that present a risk to the safe operation of electricity lines.</u> "
195.76	Transpower New Zealand Limited - Ainsley McLeod	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD1	Amend	Generally support ECO-MD1, however seek the inclusion of further matters so the need and rationale for the vegetation clearance can be considered if ECO-R1(1)(x) is triggered.	Amend ECO-MD1: "... <u>x. The benefits of, and rationale for, the activity requiring vegetation clearance;</u> <u>y. the functional need and operational need of the activity requiring vegetation clearance.</u> "
195.77	Transpower New Zealand Limited - Ainsley McLeod	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P5	Support	Supports NATC-P5 as it enables activities that have a functional need or operational need to be located within the freshwater body setbacks which include the National Grid that must traverse both the Waimakariri and Ashley rivers.	Retain NATC-P5 as notified.
195.78	Transpower New Zealand Limited - Ainsley McLeod	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P6	Amend	Supports NATC-P6 in part but seeks minor amendments to confirm the Policy also applies to structure 'over' waterbodies.	Amend NATC-P6:  "Provide for new structures, and upgrades to existing structures, on <u>or over</u> the surface of freshwater where: 1. public access to, and along, the freshwater body is maintained; 2. the structure has a functional need or operational need to be located on <u>or over</u> the surface of freshwater; 3. the structure does not <u>unreasonably</u> compromise the use of the surface of freshwater for existing users; 4. the structure does not <u>disturb</u> <u>have a significant adverse effect on</u> the habitat of indigenous species or hinder passage of migratory fish species; 5. the structure avoids <u>to the extent practicable</u> creating new, or exacerbating existing natural hazards, or river or stream bank erosion; and 6. any adverse effects to the natural character and cultural values, associated with freshwater bodies are avoided, remedied or mitigated in order to preserve those values."
195.79	Transpower New Zealand Limited - Ainsley McLeod	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R7	Oppose	Opposes NATC-R7 and suggests a clear permitted activity pathway for the maintenance, repair and upgrade of the National Grid (particularly in places where addition of conductors is required over a waterbody) to give effect to the National Policy Statement on Electricity Transmission (including Policies 2 and 5).	Insert new clause into NATC-R7:  "1. any building or structure addition has a maximum GFA addition of 10m <sup>2</sup> in any continuous five year period <u>x. the structures is part of the National Grid and clause (1) does not apply.</u> "
195.80	Transpower New Zealand Limited - Ainsley McLeod	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R8	Amend	Support in part NATC-R8 on the basis that NATC-R8 or NATC-R9 provide for the new National Grid assets traversing a Scheduled Natural Character Freshwater Bodies Overlay. Notes that new transmission line may be better provided for under amended EI-R24.	Clarify how NATC-R8 applies to the National Grid (and any other provisions in respect of the existing National Grid) and if necessary, amend EI-R24.

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195.81	Transpower New Zealand Limited - Ainsley McLeod	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R9	Amend	Support in part NATC-R9, on the basis that one or other of the rules may provide for the new National Grid assets traversing a Scheduled Natural Character Freshwater Bodies Overlay. Notes that new transmission line maybe better provided for under amended EI-R24.	Clarify how NATC-R9 applies to the National Grid (and any other provisions in respect of the existing National Grid) and if necessary, amend EI-R24.
195.83	Transpower New Zealand Limited - Ainsley McLeod	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	NATC-S1	Oppose	Opposes NATC-S1 as it is not clear whether this setback would apply to the National Grid. Need to be clear where provisions apply to infrastructure and, where provisions apply, infrastructure is appropriately enabled in order to give effect to higher order provisions and implement the Proposed District Plan objectives.	Amend NATC-S1 to exempt National Grid from this setback and ensure EI provisions apply.
195.84	Transpower New Zealand Limited - Ainsley McLeod	NFL - Ahuatanga o te whenua - Natural features and landscapes	Introduction	General	Amend	Requests greater clarity by amending rule guidance in 'Other potentially relevant District Plan provisions'. Natural Features and Landscapes provisions do not include a clear direction regarding infrastructure located on natural features or within natural landscapes.	Amend 'Other potentially relevant District Plan provisions':  "As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to natural features and landscapes include: ... - <u>Energy and Infrastructure: the Energy and Infrastructure chapter contains the provisions that manage existing infrastructure, and ancillary vehicle access tracks, and new infrastructure on natural features or within natural landscapes and the rules in this chapter do not apply.</u> ..."
195.85	Transpower New Zealand Limited - Ainsley McLeod	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O1	Amend	Generally support NFL-O1 but amend to better reflect section 6(b) of the Resource Management Act 1991.	Amend NFL-O1:  "Outstanding natural features are protected from <u>inappropriate</u> land use or development that would adversely affect the values of these features."
195.86	Transpower New Zealand Limited - Ainsley McLeod	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O2	Amend	Generally support NFL-O2 but seeks amendment to better reflect section 6(b) of the Resource Management Act 1991.	Amend NFL-O2:  "Outstanding natural landscapes are protected from <u>inappropriate</u> land use or development that would adversely affect the values of these landscapes."
195.87	Transpower New Zealand Limited - Ainsley McLeod	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O3	Support	Generally support NFL-O3 to the extent that it is consistent with section 7(c) of the Resource Management Act 1991.	Retain NFL-O3 as notified.
195.88	Transpower New Zealand Limited - Ainsley McLeod	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P1	Amend	Supports in part NFL-P1 but seeks the policy be amended to better reflect section 6(b) of the Resource Management Act 1991 and to be consistent with EI-P5 as amended by this submission.	Amend NFL-P1:  "Recognise the values of the outstanding natural features identified in NFL-APP1 and protect them from the adverse effects of <u>inappropriate</u> activities and development, <u>except where Policy EI-P5 applies</u> , by: ..."
195.89	Transpower New Zealand Limited - Ainsley McLeod	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Amend	Generally support NFL-P3 but seek amendment to better reflect section 6(b) of the Resource Management Act 1991 and to be consistent with EI-P5 as amended by this submission.	Amend NFL-P3:  "Recognise the values of the outstanding natural landscapes identified in NFL-APP1 and protect them from the adverse effects of <u>inappropriate</u> activities and development, <u>except where Policy EI-P5 applies</u> , by: 1. avoiding use and development that detracts from the very high biophysical values and high sensory and associative values of the Puketeraki Range and Oxford Foothills identified in NFL-APP1, in particular on the: ..."
195.90	Transpower New Zealand Limited - Ainsley McLeod	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P4	Amend	Generally support NFL-P4 but seeks amendment to be consistent with EI-P5 as amended by this submission.	Amend NFL-P4:  "Recognise the values of the significant amenity landscapes identified in NFL-APP1 and maintain them, <u>except where Policy EI-P5 applies</u> by: 1. managing adverse effects of use and development on the moderate-high biophysical values and high sensory and associative values of the Ashley River/Rakahuri identified in NFL-APP1, in particular on the: ..."
195.91	Transpower New Zealand Limited - Ainsley McLeod	PA - Tomonga marea - Public access	Objectives	PA-O1	Support	Support as PA-O1 gives effect to Policies 2 and 5 of the National Policy Statement on Electricity Transmission.	Retain PA-O1 as notified.
195.92	Transpower New Zealand Limited - Ainsley McLeod	PA - Tomonga marea - Public access	Policies	PA-P3	Support	Supports as PA-P3 gives effect to Policies 2 and 5 of the National Policy Statement on Electricity Transmission.	Retain PA-P3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
195.93	Transpower New Zealand Limited - Ainsley McLeod	SUB - Wawahia whenua - Subdivision	Introduction	General	Amend	Support Subdivision Chapter introduction but seeks minor amendment to foreshadow subsequent provisions managing adverse effects, including reverse sensitivity effects from subdivision on the operation, maintenance, upgrading and development of the National Grid.	Amend Subdivision Chapter Introduction, fourth paragraph: " ... Subdivision also provides an opportunity to consider matters such as natural hazards, <u>the protection of the National Grid</u> , protection and enhancement of riparian margins, rural character, reverse sensitivity, urban design, and the recognition and protection of cultural values. ..."
195.94	Transpower New Zealand Limited - Ainsley McLeod	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Amend	Supports SUB-P1 as clause 3 gives effect to Policies 10 and 11 of the National Policy Statement on Electricity Transmission but amend so that the Policy does not read "... enable subdivision that avoids subdivision that ...".	Amend SUB-P1:  "SUB-P1 Design and amenity <del>Enable subdivision that:</del> 1. <u>Enable subdivision</u> within Residential Zones, <del>that</del> incorporates best practice urban design, access to open space, and CPTED principles; 2. <u>Enable subdivision that</u> minimises reverse sensitivity effects on infrastructure including through the use of setbacks; 3. <del>A</del> avoids subdivision that restricts the operation, maintenance, upgrading and development of the National Grid; 4. <u>Enable subdivision that</u> recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and 5. <u>Enable subdivision that</u> supports the character, amenity values, form and function for the relevant zone."
195.95	Transpower New Zealand Limited - Ainsley McLeod	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Amend	Support SUB-R2 in that it provides for infrastructure related subdivision, however the rule and matters of control are too broad and onerous, and a permitted activity status for unstaffed infrastructure would be more efficient and effective. The Section 32 Report is flawed as it assumes subdivision is a controlled activity and has not examined permitted activity status options.	Amend subdivision rules to include subdivision for unstaffed infrastructure as a permitted activity.
195.96	Transpower New Zealand Limited - Ainsley McLeod	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R6	Amend	Support SUB-R6 and apply to the National Grid Subdivision Corridor based on an average calculated measurement of maximum conductor swing in high wind conditions. The National Grid Subdivision Corridor has nationally consistent, distances from the centreline of a transmission line within which subdivision is regulated to give effect to National Policy Statement for Electricity Transmission Policies 10 and 11. SUB-R6 is not consistent with the approach of neighbouring District and City Councils.	Amend SUB-R6 by replacing the words 'National Grid Yard' and 'National Grid Yard Overlay' with the words 'National Grid Subdivision Corridor'.
195.97	Transpower New Zealand Limited - Ainsley McLeod	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD11	Support	Support SUB-MCD11 as it provides for potential effects from subdivision and future land use on the National Grid to be addressed and give effect to the National Policy Statement on Electricity Transmission.	Retain SUB-MCD11 Effects on or from the National Grid as notified.
195.98	Transpower New Zealand Limited - Ainsley McLeod	CE - Te taiao o te takutai moana - Coastal environment	Introduction	General	Amend	Support in part the Coastal Environment Chapter but the provisions require greater clarity in regards to infrastructure in the coastal environment. Seeks to amend rule guidance on 'other potentially relevant District Plan provisions.'	Amend 'Other potentially relevant District Plan provisions':  "As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to the topic of the coastal environment include: ... - Energy and Infrastructure: <del>this the Energy and Infrastructure</del> chapter contains <u>the</u> provisions that <del>allow for</del> <u>manage</u> existing infrastructure, <del>and</del> ancillary vehicle access tracks, <del>while controlling and</del> <u>new infrastructure in within those areas of</u> the coastal environment <u>and the rules in this chapter do not apply containing high-natural character.</u> ..."
195.99	Transpower New Zealand Limited - Ainsley McLeod	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O4	Amend	Generally supports CE-O4 subject to the relief sought elsewhere in the submission, but considers that the concept of values not being compromised differs from the direction given in section 6(a) of the Resource Management Act 1991 that directs that the preservation of natural character from inappropriate subdivision, use and development is recognised and provided for.	Amend CE-O4:  "People and communities are able to provide for their social, economic and cultural well-being, recognising that the protection of natural character and indigenous biodiversity, public access or cultural values does not preclude subdivision, use or development, where this does not <u>inappropriately</u> compromise these values."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
195.100	Transpower New Zealand Limited - Ainsley McLeod	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P2	Amend	Subject to the relief sought elsewhere in the submission, generally support CE-P2 but considers that the concept of values not being compromised differs from the direction given in section 6(a) of the Resource Management Act 1991 that directs that the preservation of natural character from inappropriate subdivision, use and development is recognised and provided for. Submitter seeks to amend CE-P2 to reflect and give effect to the Canterbury Regional Policy Statement (CRPS) as the effects management approach is overly onerous and inconsistent with CRPS.	Amend CE-P2:  "Recognise the natural character values identified in CE-SCHED1, CE-SCHED2, and other areas of the coastal environment, and protect them by: 1. avoiding, <u>where possible</u> , all adverse effects from <u>inappropriate</u> subdivision, use or development within areas of ONC, and areas adjoining the CMA; 2. avoiding, <u>where possible</u> , significant adverse effects, including cumulative effects, from <u>inappropriate</u> subdivision, use or development within areas of HNC, or VHNC; 3. avoiding, remedying or mitigating any other adverse effects on natural character attributes in the coastal environment; 4. avoiding, <u>where possible</u> , the clearance of indigenous vegetation, and the planting of non-indigenous vegetation within identified coastal natural character areas; 5. avoiding, <u>where possible</u> , activities that damage the stability of coastal dune systems; and 6. maintaining indigenous biodiversity, including remnant vegetation and habitats of indigenous species."
195.101	Transpower New Zealand Limited - Ainsley McLeod	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P7	Amend	Support in part CE-P7 but considers the expression "does not create adverse effects to the identified coastal natural character areas", could mean that infrastructure in coastal natural character areas cannot have any adverse effects at all. In that case, submitter considers CE-P7 is not consistent with the purpose and principles of the Resource Management Act 1991 (RMA) (noting that the RMA does not establish a 'no effects' regime) and does not give effect to the Canterbury Regional Policy Statement (including Policies 8.3.3, 8.3.6 and 16.3.4) and the National Policy Statement on Electrical Transmission insofar as it relates to the National Grid. Notes concern that the relationship between CE-P2 and CE-P7 is not clear.	Amend CE-P7:  " <b><u>Notwithstanding Policy CE-P2,</u></b> Recognise and provide for the maintenance, upgrade and development of infrastructure that has a functional need or operational need to be located in the coastal environment, where <del>this does not create</del> adverse effects <u>on the values of the identified coastal natural character areas are avoided, or where this is not practicable, remedied or mitigated.</u> "
195.102	Transpower New Zealand Limited - Ainsley McLeod	EW - Ketuketū whenua - Earthworks	Introduction	General	Oppose	Oppose Earthworks Chapter provisions it is not clear that the rules for earthworks in the National Grid Yard also apply and give effect to Policy 10 of the National Policy Statement on Electricity Transmission. Amend rule guidance in 'other potentially relevant District Plan provisions'.	Amend 'Other potentially relevant District Plan provisions': "... As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to earthworks include: - Energy and Infrastructure: this chapter contains provisions relating to energy and infrastructure activities that involve earthworks <u>along with Rules EI-R52 and EI-R53 that apply to earthworks, quarrying and landfill activities in the National Grid Yard;</u> ..."
195.103	Transpower New Zealand Limited - Ainsley McLeod	EW - Ketuketū whenua - Earthworks	Policies	EW-P1	Support	Support earthworks that are enabled being set out in EW-P1, but this does not give effect to the National Policy Statement on Electricity Transmission as earthworks for the operation, repair, maintenance, upgrade and development of the National Grid are not enabled. Amend EW-P1 to make general reference to infrastructure.	Amend EW-P1 by adding a new line:  "Enable earthworks where they: ... <u>x. enable the on-going operation, maintenance, repair, upgrading and development of infrastructure.</u> "
195.104	Transpower New Zealand Limited - Ainsley McLeod	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R8	Support	Support EW-R8 as it enables earthworks for underground infrastructure and recognises temporary effects from such infrastructure.	Retain EW-R8 as notified.
195.105	Transpower New Zealand Limited - Ainsley McLeod	EW - Ketuketū whenua - Earthworks	Activity Rules	General	Oppose	Oppose rules that do not enable the operation, repair, maintenance and upgrade of existing infrastructure. Seek permitted activity status for these activities and National Grid earthworks. National Environmental Standards for Electricity Transmission may provide threshold guidance.	Amend earthworks rules to include consent pathway for earthworks for the operation, maintenance and upgrading of existing infrastructure where necessary for repairs or to achieve mandatory ground to conductor clearance violations.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
195.106	Transpower New Zealand Limited - Ainsley McLeod	EW - Ketuketu whenua - Earthworks	Advice Notes	EW-AN1	Amend	Support EW-AN1 especially reference to National Environmental Standards for Electricity Transmission but seek amendment to distinguish from the National Environmental Standards for Telecommunication Facilities and that the list of other applicable requirements also refers to NZECP 34:2001 - New Zealand Electricity Code of Practice for Electricity Safe Distances to give effect to Policies 10 and 11, National Policy Statement on Electricity Transmission, and provide for health and safety of people and communities.	Amend Advice Notes EW-AN1:  "Activities and structures may also be subject to controls outside the District Plan. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following: ... 5. The <del>NESETA and the NESTF</del> have controls for earthworks in relation to infrastructure. Earthworks managed under the <del>NESETA and the NESTF</del> are not subject to provisions in this chapter other than where they address terms and conditions not covered in the NES, or in the circumstances where the District Plan is allowed to be more stringent than the NESTF, including if the activity is located: a. within the root protection area of a notable tree or other vegetation in the road reserve listed in the District Plan; b. within the root protection area of a notable tree, group of trees, or other vegetation outside the road reserve identified as being of special significance listed in the District Plan; c. in an place identified in the District Plan as having heritage values; d. in a landscape feature identified in the District Plan as having special visual amenity values (however described); e. in an area identified in the District Plan as a significant habitat for indigenous vegetation (however described) f. on an area identified in the District Plan as a significant habitat for indigenous fauna; g. in an area identified in the District Plan as an outstanding natural landscape or feature; h. in an area where the District Plan has rules to protect the adjoining CMA. ... <del>x. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 manage earthworks relating to an existing transmission line and the provisions in this Chapter do not apply.</del> <del>y. NZECP 34:2001 - New Zealand Electrical Code of Practice for Electrical Safe Distances applies to earthworks in the vicinity of electricity lines, including near support structures and beneath the lines."</del>
195.107	Transpower New Zealand Limited - Ainsley McLeod	SIGN - Nga tohu - Signs	Introduction	General	Amend	Considers there is a lack of clarity that the rules relating to activities within the National Grid Yard apply to signs. Amend to address this and give effect to Policy 10 of the National Policy Statement in Electricity Transmission.	Amend 'Other potentially relevant District Plan provisions' subsection of SIGN Introduction: " As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to signs include: ... Any other District wide matter that may affect or relate to the site <u>including Energy and Infrastructure Rules EI-R51, EI-R52 and EI-R53 that apply to signs in the National Grid Yard.</u> ..."
195.108	Transpower New Zealand Limited - Ainsley McLeod	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R1	Support	Support SIGN-R1 as it enables official signs without constraint, including those that relate to the National Grid and therefore provides for the health and safety of people and communities.	Retain SIGN-R1 as notified.
195.109	Transpower New Zealand Limited - Ainsley McLeod	SIGN - Nga tohu - Signs	Advice Notes	SIGN-AN1	Support	Generally supports SIGN-AN1, particularly the reference to the National Environmental Standards for Electricity Transmission Activities. Seeks reference to also be made to New Zealand Electricity Code of Practice for Electricity Safe Distances in order to give effect to Policies 10 and 11 of the National Policy Statement on Electricity Transmission and provide for the health and safety of people and communities.	Amend SIGN-AN1:  "Signs may also be subject to applicable requirements within other legislation or documents, including the following: ... <del>x. NZECP 34:2001 - New Zealand Electricity Code of Practice for Electricity Safe Distances applies to signs located in the vicinity of electricity lines."</del>
195.110	Transpower New Zealand Limited - Ainsley McLeod	TEMP - Nga mahi taupua - Temporary activities	Introduction	General	Amend	Seeks amendment to rule guidance in the 'other potentially relevant District Plan provisions' part of the Temporary Activities Chapter introduction to include clear direction that rules relating to activities in National Grid Yard apply to temporary activities and to give effect to the National Policy Statement on Electricity Transmission Policies 10 and 11.	Amend 'Other potentially relevant District Plan provisions' part of the Temporary Activities Chapter introduction:  "As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to temporary activities include: ... - Energy and Infrastructure: this chapter applies for temporary infrastructure <u>and Rules EI-R51, EI-R52 and EI-R53 apply to temporary activities in the National Grid Yard.</u> ..."
195.111	Transpower New Zealand Limited - Ainsley McLeod	General	General	General	Amend	Does not oppose the Development Area provisions but seek that, where the National Grid is located in, or traverses, an identified development area, the provisions recognise and provide for the National Grid in a manner that gives effect to the National Policy Statement on Electricity Transmission. It is noted that such an approach is consistent with Policy UFD-P10.	Where the National Grid traverses any identified Development Area, include:  - the National Grid transmission lines (and National Grid Yard) on the Outline Development Plan; and - an Advisory Note that confirms that in all cases EI-R51, EI-R52 and EI-R53 apply to all activities and structures in the National Grid Yard and SUB-R6 applies to subdivision in the National Grid Subdivision Corridor (as amended by this submission).

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
195.112	Transpower New Zealand Limited - Ainsley McLeod	NWR - Northwest Rangiora	NWR - Northwest Rangiora Development Area	General	Amend	Northwest Rangiora Development Area is traversed by National Grid transmission lines. The provisions do not acknowledge the transmission lines. The Outline Development Plan does not show the transmission lines and the 'advisory note', subject to interpretation, could result in development occurring in a manner that does not comply with Rules EI-R51, EI-R52 and EI-R53 that apply to activities in the National Grid Yard. These matters do not give effect to the National Policy Statement on Electricity Transmission (NPSET). Seek amendments to give effect to the NPSET and UFD-P10.	Amend Development Area provisions to include the National Grid transmission lines and National Grid Yard on the Outline Development Plan (ODP).  Include the following addition to the Advisory Note: "For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision, <u>except that in all cases Energy and Infrastructure Rules EI-R51, EI-R52 and EI-R53 apply to all activities and structures in the National Grid Yard and Subdivision Rule SUB-R6 applies to subdivision in the National Grid Subdivision Corridor.</u> "
195.113	Transpower New Zealand Limited - Ainsley McLeod	SBK - Southbrook	SBK - Southbrook Development Area	General	Amend	Does not oppose the existing Southbrook Development Area, however concerned that the provisions or Outline Development Plan (ODP) do not acknowledge or show the National Grid transmission lines, and that the advisory note could result in development that does not comply with EI-R51, EI-R52 and EI-R53 that apply to activities in the National Grid Yard. The outcomes set out above do not give effect to the National Policy Statement on Electricity Transmission (NPSET), therefore amend the ODP and accompanying provisions to give effect to the NPSET and to be consistent with UFD-P10 managing reverse sensitivity effects from new development.	Amend Southbrook Development Area provisions to include the National Grid transmission lines (and National Grid Yard) on the Outline Development Plan; and include the following in the Advisory Note:  "For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision, <u>except that in all cases Energy and Infrastructure Rules EI-R51, EI-R52 and EI-R53 apply to all activities and structures in the National Grid Yard and Subdivision Rule SUB-R6 applies to subdivision in the National Grid Subdivision Corridor.</u> "
195.114	Transpower New Zealand Limited - Ainsley McLeod	WDC - Waimakariri District Council	WDC - Waimakariri District Council	Designation WDC-5	Oppose	Opposes designation requirement WDC-5 as it fails to consider potential adverse effects on the existing National Grid adjacent to the eastern boundary of the site, and does not address relevant provisions of the National Policy Statement on Electricity Transmission and Canterbury Regional Policy Statement.	Withdraw designation requirement WDC-5 until potential adverse effects on the existing National Grid adjacent to the eastern boundary of the site and relevant National Policy Statement on Electricity Transmission and Canterbury Regional Policy Statement provisions are addressed.
195.115	Transpower New Zealand Limited - Ainsley McLeod	WDC - Waimakariri District Council	WDC - Waimakariri District Council	Designation WDC-45	Oppose	Oppose designation requirement WDC-45 as it fails to consider potential adverse effects on the existing National Grid within and alongside the designation requirement, and does not address relevant National Policy Statement on Electricity Transmission or Canterbury Regional Policy Statement provisions.	Withdraw designation requirement WDC-45 until potential adverse effects on the existing National Grid, and relevant National Policy Statement on Electricity Transmission and Canterbury Regional Policy Statement provisions are addressed.
195.116	Transpower New Zealand Limited - Ainsley McLeod	WDC - Waimakariri District Council	WDC - Waimakariri District Council	Designation WDC-47	Oppose	Oppose designation requirement WDC-47 as it fails to consider potential adverse effects on the existing National Grid within and across the designation requirement, and does not address the relevant National Policy Statement on Electricity Transmission, or Canterbury Regional Policy Statement provisions. Details are not provided on why the potential adverse effects of the designation on the National Grid are considered to be minor. Disagree with statement that, in relation to the transmission lines, "the designation as it stands is appropriate to allow the issues to be properly mitigated at the time of design and construction".	Withdraw designation requirement WDC-47 until potential adverse effects on the existing National Grid and relevant National Policy Statement on Electricity Transmission, or Canterbury Regional Policy Statement provisions are addressed.
195.117	Transpower New Zealand Limited - Ainsley McLeod	Planning Maps	General	General	Amend	Support identification of National Grid transmission lines on the planning map but wish the voltage of the lines to be added.	Amend the planning map by adding the voltage of the National Grid transmission lines.
195.118	Transpower New Zealand Limited - Ainsley McLeod	Planning Maps	General	General	Amend	Support inclusion of the National Grid Yard on the Planning Map but considers that the mapping may be inaccurate.	Amend the Planning Map to accurately reflect the extent of the National Grid Yard; alternatively, amend the Planning Map legend to indicate that the extent of the National Grid Yard is set out in the definition of 'National Grid Yard'.
195.119	Transpower New Zealand Limited - Ainsley McLeod	Planning Maps	General	General	Oppose	Amend the Planning Map to show the National Subdivision Corridor.	Amend the Planning Map to show the National Grid Subdivision Corridor.
196.1	Paul Martin and Julie Anne Wyatt	SUB - Wawahia whenua - Subdivision	General	General	Oppose	Ability to subdivide 66 German Road has been removed after 19 September 2021 while a subdivision application was being processed and without notifying the owner.	Seeks that subdivision be assessed under the Operative District Plan as at the time of application, 3 September 2021, was advised it would be accepted and processed.
197.1	Belinda van der Monde and; Allan Smith	RLZ - Rural Lifestyle Zone	General	General	Oppose	Rezone San Dona and 2 Pesaro Lane from Rural Residential Zone to Large Lot Residential Zone (LLRZ). Application of LLRZ and use of Urban Flood Hazard Overlay will be consistent with Mandeville. Support two rural zones where land use is rural. The 4ha requirement of the Rural Lifestyle Zone is inconsistent with smaller lot sizes in San Dona/2 Pesaro Lane and is the same as the Operative District Plan. No provisions address the existing situation, and having greater density was considered as Option D in the Section 32 assessment, but discounted in favour of two zones of 4ha and 20ha, and greater differentiation was not considered necessary. In lieu of detailed consideration seek recognition of San Dona character as a lifestyle area rather than rural, providing housing choice. Original olive grove land use was not successful and covenants protecting the olive trees have lapsed, with many trees removed, as not economic. Later rural residential development occurred at Mandeville that is similar but smaller in size, through plan change process, leading to change in rural character. Mandeville is now a place to live with services and community that would allow further development and San Dona residents have contributed to infrastructure costs. Proposed District Plan is an opportunity to give effect to the National Policy Statement for Urban Development (2020) to contribute to housing capacity, with rural residential akin to residential land use. Council has recommended some areas for further growth, but not San Dona, and removed the North Mandeville Urban Growth Boundary. There is little difference between San Dona and other rural residential areas at Mandeville. Infill development is more efficient and effective than greenfield development and consistent with Canterbury Regional Policy Statement.	Rezone San Dona to Large Lot Residential Zone, with an Urban Flood Assessment Overlay, for consistency with Mandeville North, together with any changes shown in Appendix A of submission.
199.1	Martin Pinkham	TRAN - Ranga waka - Transport	General	General	Amend	Proposed District Plan fails to provide adequate provision for key transport hubs and routes necessary to support a comprehensive Spatial Development Plan for the District.	That integrated public transport hubs be established at Main North Road / Tram Road / Doubledays Road intersections, on the west side of the NIMT railway near Marsh Road Southbrook, and between Ashley Street and NIMT and north of High Street Rangiora.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
200.1	Clifford Sinclair Bishop and; Hope Elizabeth Hanna	LLRZ - Large Lot Residential Zone	General	General	Amend	The identification/location of some of the Large Lot Residential Zone (LLRZ) areas as shown in the proposed District Plan are flawed and inconsistent. Application of UFD-P3 Identification/location of LLRZ areas, supports an extension of the existing Mandeville LLRZ to Whites Road on the south side of Tram Road (refer to full submission for map). This would meet the policy criteria as it is attached to the existing Mandeville LLRZ, is not located within an identified development area, is not on the direct edge of a town, can use and extend existing services, and developing an Outline Development Plan would be straightforward.	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).
201.1	Rainer and; Ursula Hack	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Amend	Amend UFD-P1 to enable rezoning of 110 Parsonage Road, Woodend from Rural Lifestyle Zone to enable subdivision into smaller residential lots. This would align with the National Policy Statement on Urban Development's intent to provide houses in urban environments near services and infrastructure, which the Woodend township provides. It would also address the property's zoning gap due to its location between residential zones and State Highway bypass designation.	Amend UFD-P1 to enable one of the following requests:  1. Rezone 110 Parsonage Road to Large Lot Residential Zone. This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential and Large Lot Residential. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to General Residential, or a mix of General Residential, Medium Density Residential and/or Large Lot Residential and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to General Residential Zone with Large Lot Residential for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to General Residential, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.
201.2	Rainer and; Ursula Hack	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Amend UFD-P2 to enable rezoning of 110 Parsonage Road, Woodend from Rural Lifestyle Zone to enable subdivision into smaller residential lots. This would align with the National Policy Statement on Urban Development's intent to provide houses in urban environments near services and infrastructure, which the Woodend township provides. It would also address the property's zoning gap due to its location between residential zones and State Highway bypass designation.	Amend UFD-P2 to enable one of the following requests:  1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.
201.3	Rainer and; Ursula Hack	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Amend	Amend UFD-P3 to enable rezoning of 110 Parsonage Road, Woodend from Rural Lifestyle Zone to enable subdivision into smaller residential lots. This would align with the National Policy Statement on Urban Development's intent to provide houses in urban environments near services and infrastructure, which the Woodend township provides. It would also address the property's zoning gap due to its location between residential zones and State Highway bypass designation. Amend UFD-P3 to provide for development of rural land on the edge of townships as currently there is only provision for such development where sites in the Future Development Strategy or Rural Residential Strategy, within a Residential Development Area, or near a Large Lot Residential Zone. Note 110 Parsonage Road is not on the direct edge of the Urban Growth Boundary, or the Future Development Strategy Area boundary, and is not within an identifiable development area of the Woodend Pegasus Area Strategy 2013.	Amend UFD-P3 to provide for development of rural land on the edge of townships as currently there is only provision for such development where sites in the Future Development Strategy or Rural Residential Strategy, within a Residential Development Area, or near a Large Lot Residential Zone (LLRZ).  Amend UFD-P3 to enable one of the following requests: 1. Rezone 110 Parsonage Road to LLRZ. This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
201.4	Rainer and; Ursula Hack	LLRZ - Large Lot Residential Zone	Objectives	LLRZ-O1	Amend	Amend LLRZ-O1 to enable rezoning of 110 Parsonage Road, Woodend from Rural Lifestyle Zone to enable subdivision into smaller residential lots. This would align with the National Policy Statement on Urban Development's intent to provide houses in urban environments near services and infrastructure, which the Woodend township provides. It would also address the property's zoning gap due to its location between residential zones and State Highway bypass designation.	Amend LLRZ-O1 to enable one of the following requests:  1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.
201.5	Rainer and; Ursula Hack	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P1	Amend	Amend LLRZ-P1 to enable rezoning of 110 Parsonage Road from Rural Lifestyle Zone to enable subdivision into smaller residential lots. This would align with the National Policy Statement on Urban Development's intent to provide houses in urban environments near services and infrastructure, which the Woodend township provides. It would also address the property's zoning gap due to its location between residential zones and State Highway bypass designation.	Amend LLRZ-P1 to enable one of the following requests:  1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.
201.6	Rainer and; Ursula Hack	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P2	Amend	Amend LLRZ-P2 to enable rezoning of 110 Parsonage Road from Rural Lifestyle Zone to enable subdivision into smaller residential lots. This would align with the National Policy Statement on Urban Development's intent to provide houses in urban environments near services and infrastructure, which the Woodend township provides. It would also address the property's zoning gap due to its location between residential zones and State Highway bypass designation.	Amend LLRZ-P2 to enable one of the following requests:  1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.
201.7	Rainer and; Ursula Hack	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P3	Amend	Amend LLRZ-P3 to enable rezoning of 110 Parsonage Road from Rural Lifestyle Zone to enable subdivision into smaller residential lots. This would align with the National Policy Statement on Urban Development's intent to provide houses in urban environments near services and infrastructure, which the Woodend township provides. It would also address the property's zoning gap due to its location between residential zones and State Highway bypass designation.	Amend LLRZ-P3 to enable one of the following requests:  1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
201.8	Rainer and; Ursula Hack	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P4	Amend	Amend LLRZ-P4 to enable rezoning of 110 Parsonage Road from Rural Lifestyle Zone to enable subdivision into smaller residential lots. This would align with the National Policy Statement on Urban Development's intent to provide houses in urban environments near services and infrastructure, which the Woodend township provides. It would also address the property's zoning gap due to its location between residential zones and State Highway bypass designation.	Amend LLRZ-P4 to enable one of the following requests:  1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.
201.9	Rainer and; Ursula Hack	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P5	Amend	Amend LLRZ-P5 to enable rezoning of 110 Parsonage Road from Rural Lifestyle Zone to enable subdivision into smaller residential lots. This would align with the National Policy Statement on Urban Development's intent to provide houses in urban environments near services and infrastructure, which the Woodend township provides. It would also address the property's zoning gap due to its location between residential zones and State Highway bypass designation.	Amend LLRZ-P5 to enable one of the following requests:  1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.
201.10	Rainer and; Ursula Hack	TREE - Rakau hirahira - Notable trees	Schedules	TREE-SCHED1	Support	The cabbage tree (110 Parsonage Road) and English oak (100 Parsonage Road) listed in the Operative District Plan are not listed in the Proposed District Plan. They have value due to their age and are part of the garden designed by Alfred Buxton around the homestead thus add to its setting.	Support and retain TREE001, TREE002, and TREE003 at 110 Parsonage Road and related provisions in the Notable Trees Chapter. Seek inclusion of the cabbage tree (P004, 110 Parsonage Road) and English Oak (P017, 100 Parsonage Road) as listed in the Operative District Plan.
201.11	Rainer and; Ursula Hack	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	Seek amendment to SUB-S1 to reduce minimum lot size to 2ha for areas within Rural Lifestyle Zone that adjoin main towns (particularly Woodend) to allow more manageable property size for property owners while retaining intensification potential for when Urban Growth Boundary adjusts in response to Woodend growth.	Amend SUB-S1 to reduce minimum lot size to 2ha for Rural Lifestyle Zone adjoining main towns, particularly Woodend.
202.1	Nicholas Hoogeveen	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Amend	Amend SUB-P2 to recognise that primary production is not the only use provided for in the rural zones. The purpose of the Rural Lifestyle Zone is to provide for smaller rural sites than the General Rural Zone, which are generally primarily used for residential purposes, with rural activity ancillary to the residential unit.	Amend SUB-P2:  "Ensure that allotment layout, size and dimensions: ... 2. in Rural Zones: a. retains the ability for rural land to be used for primary production activities; <u>b. provides for rural residential development;</u> and ..."
202.2	Nicholas Hoogeveen	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	Support criteria for Outline Development Plans (ODPs), however amend SUB-P6 to include provision for new ODPs in the Rural Lifestyle Zone (RLZ). Given the Proposed District Plan will span 10 years, it is likely that some RLZ land will be required for more intensive housing development. Subdivision policies and methods should recognise this ODP method.	Amend SUB-P6 to include provision of new Outline Development Plans in the Rural Lifestyle Zone. Alternative relief: "Residential Development Area", as referred to in SUB-P6, should be defined. This may then apply to any zone that provides for residential purposes.
202.3	Nicholas Hoogeveen	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R4	Amend	Flood areas are constantly changing and cannot be stagnant on a planning map. Much of the District is subject to flooding at times. The use of Flood Assessment Certificates acknowledges this and therefore subdivision of land subject to flooding is anticipated. Seek amendment of SUB-R4 activity status when compliance not achieved to discretionary, not non-complying.	Amend activity status to discretionary when SUB-R4(1)-(3) cannot be complied with.
202.4	Nicholas Hoogeveen	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	Oppose 4ha minimum lot size for Rural Lifestyle Zone (RLZ) as this is not an efficient use of land for either residential or rural activities. The purpose of the RLZ is to provide for residential activities within an environment that is rural in character. An allotment size of 2ha is more appropriate to retain rural residential character, provide for housing in a Tier 1 area, provide a better transition between urban residential areas and rural land, and ensure positive development design to avoid poor infill housing outcomes.	Amend the minimum allotment size in the Rural Lifestyle Zone (RLZ) from 4ha to 2ha. Alternative relief: Provide for the provision of Outline Development Plan's in the RLZ to reduce the allotment size from 4ha to 2ha.

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202.5	Nicholas Hoogeveen	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Amend	If Outline Development Plans were applied to Rural Lifestyle Zones (RLZ), SUB-S3 would not be applicable as the density is much greater than anticipated in urban residential zones. Seek amendment of SUB-S3 to acknowledge the RLZ and a density of 1 unit per 2ha as per the submitter's relief sought for SUB-S1 (to reduce minimum allotment size for RLZ to 2ha). Seek amendment of SUB-S3 activity status when compliance not achieved to discretionary given it provides for "demonstrated constraints" which are effectively a discretionary matter.	Outline Development Plans in the Rural Lifestyle Zone should have a minimum net density of 1 household per 2ha. Amend SUB-S3 non-complying activity status when compliance not met to discretionary.
202.6	Nicholas Hoogeveen	RLZ - Rural Lifestyle Zone	Objectives	RLZ-O1	Support	RLZ-O1 provides for smaller allotment sizes than the General Rural Zone.	Retain RLZ-O1 as notified.
202.7	Nicholas Hoogeveen	RLZ - Rural Lifestyle Zone	Policies	RLZ-P1	Support	RLZ-P1 recognises the envisaged character of the Rural Lifestyle Zone.	Retain RLZ-P1 as notified.
202.8	Nicholas Hoogeveen	RLZ - Rural Lifestyle Zone	Policies	RLZ-P2	Amend	Amend RLZ-P2 to refer to 2ha allotments as is more appropriate allotment size to provide for rural lifestyle activities and a more efficient use of rural land where more intensive residential use is anticipated.	Amend RLZ-P2:  "Retain opportunities for land within the zone to be used for primary production activities while maintaining the predominant character of small rural lots by avoiding new sites being created, or residential units being erected on sites, that are less than <del>4ha</del> <u>2ha</u> , unless: ..."
202.9	Nicholas Hoogeveen	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R3	Amend	Amend RLZ-R3 to be consistent with the subdivision rules sought by this submission.	Amend RLZ-R3:  "Where: 1. a residential unit shall be located on a site with a minimum net site area of <del>4ha</del> <u>2ha</u> per residential unit, except where provided for in (3), (4) and (5) below; ..."
203.1	Evans Corporate Trustee Limited as trustee for the Evans No 4 Trust Richard Shaun Evans Director	Planning Maps	General	General	Oppose	Oppose zoning of 66 Vicenza Drive, Mandeville, and San Dona subdivision as Rural Lifestyle Zone, and request rezoning to Large Lot Residential Zone (LLRZ) with Urban Flood Hazard Overlay the same as the rest of Mandeville. San Dona is similar to rural residential in nature and scale with lots ranging from 1.2 to 2.2ha. Rezoning would be more in congruence with government objective to make it easier to build more houses, and the Mayor's comments on the District being one of the fastest growing in New Zealand and will need houses to accommodate growth. Rezoning would allow most lot owners to subdivide into maximum 2-4 lots as neighbouring properties are allowed to do, and would allow existing ageing lot holders to stay on manageable properties. The original purpose of allowing subdivisions under 4ha in San Dona for olive growing has not been profitable, 1.5ha is too small for livestock but too large to maintain, and subdivision for additional housing is the best use of the land. San Dona has services available unlike zoning of other areas requiring greenfields approach, hazard risk is low, San Dona would better meet objectives and policies of Subdivision Chapter compared to greenfield LLRZ, and majority of residents are in favour of rezoning. It appears historic reason for not rezoning was to prevent sprawl, however more sprawl is proposed in Mandeville.	Rezone 66 Vicenza Drive, Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone with associated Urban Flood Assessment Overlay.
203.2	Evans Corporate Trustee Limited as trustee for the Evans No 4 Trust Richard Shaun Evans Director	Planning Maps	General	General	Support	Support general principle of two rural zones where the land use is rural.	Retain the General Rural Zone and Rural Lifestyle Zone where the land use is rural.
204.1	Georgina Alice and; Richard John Hancox	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle zoning of San Dona, including 10 Sillano Place, Ohoka. Seeks zoning of Large Lot Residential Zone (LLRZ). San Dona contradicts the minimum lot size of 4ha with lots ranging from 1.2-1.8ha. Water capacity is not an issue. There will be upgrades to the drainage network, and high ground water issues can be addressed with finished floor levels. Sewage is dealt with by septic tanks, and if rezoned to LLRZ most lots would be able to subdivide in two, and few into three and obtaining consent for septic tanks would be the most cost-effective way with minimal environmental effect. Considers San Dona residents should expect the same zoning as Millfield, Mandeville Park, Braeburn etc. Council can benefit from growth of the area, particularly financially.	Change the proposed zoning of 10 Sillano Place, Ohoka and the surrounding San Dona subdivision to Large Lot Residential.



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205.1	Survus Consultants - Hamish Frizzell	GRUZ - General Rural Zone	General	General	Oppose	Oppose the separation of the rural zone into two new zones and the General Rural Zone (GRUZ), and the subdivision rules, activity status and land use rules relating to new residential units in the GRUZ. Immediate legal effect of rural subdivision rules was not consulted, is inappropriate, and has adversely affected 20 applications for 4ha subdivisions (161 new lots). Notification of the Proposed District Plan has added cost, uncertainty and delay for the applications for subdivision. Applications lodged but not determined before notification should be treated differently to those lodged after notification, and seek exemption for them. Consider 161 new 4ha lots would not adversely affect productive potential or rural character. Precedents have been created for smaller subdivision before notification. Covid lockdowns have affected timeframes. Refer to consultation policies that encourage public participation and consultation including Department of the Prime Minister and Cabinet Policy Method Toolbox and Waimakariri District Council Policy on Consultation (Significant and Engagement Policy). The Resource Management Act 1991 provides for Councils to seek immediate legal effect. Appreciate protection of agricultural land but expected community input into which areas in the District should be considered for agriculture, rural living and urban residential, or supporting information.	Delete General Rural Zone and Rural Lifestyle Zone maps and provisions for rural subdivision and residential development. Amend provisions to reflect the submission's issues and amend objectives and policies to support the relief sought.
205.2	Survus Consultants - Hamish Frizzell	Planning Maps	General	General	Oppose	Opposes the separation of the rural zone into two new zones under the Proposed District Plan - General Rural Zone (GRUZ) and Rural Lifestyle Zone (RLZ). The plan's notification has caused substantial cost, uncertainty, whether they will be granted, and delay for Survus applications lodged prior to notification. Submitter seeks exemption from the GRUZ subdivision rules and that they are treated differently from similar applications lodged after notification. It is highly unlikely that these properties will ever be used for primary production because of size and locations, and additional lots will not have material adverse effect on production potential of rural land resource in the GRUZ or rural character. The precedent has already been created with lots either partly within or adjacent to RLZ, and surrounding existing subdivision to under 20has. Submitter appreciates effort to protect agricultural land but considers the process is flawed due to lack of landowner engagement or information available to the community as to how Council concluded the delineation of the areas, and that individuals were excluded from participating in a decision-making process impacting on their livelihoods and future use of their land in contradiction with Council's Significant and Engagement Policy.	Delete maps regarding the General Rural Zone and Rural Lifestyle Zone.
205.3	Survus Consultants - Hamish Frizzell	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Amend	Oppose the separation of the rural zone into two new zones and the General Rural Zone (GRUZ), and the subdivision rules, activity status and land use rules relating to new residential units in the GRUZ. Immediate legal effect of rural subdivision rules was not consulted, is inappropriate, and has adversely affected 20 applications for 4ha subdivisions (161 new lots). Notification of the Proposed District Plan has added cost, uncertainty and delay for the applications for subdivision. Applications lodged but not determined before notification should be treated differently to those lodged after notification, and seek exemption for them. Consider 161 new 4ha lots would not adversely affect productive potential or rural character. Precedents have been created for smaller subdivision before notification. Covid lockdowns have affected time frames. Refer to consultation policies that encourage public participation and consultation including Department of the Prime Minister and Cabinet Policy Method Toolbox and Waimakariri District Council Policy on Consultation (Significant and Engagement Policy). The Resource Management Act 1991 provides for Councils to seek immediate legal effect. Appreciate protection of agricultural land but expected community input into which areas in the District should be considered for agriculture, rural living and urban residential, or supporting information.	Amend GRUZ-R3 by inserting new clause to provide for residential units in respect to the submitter's applications as a controlled activity in the General Rural Zone:  <u>"a site with a minimum net site area of 4ha or more but less than 20ha, which does not have a residential unit erected on it, is subject to a subdivision consent application that was lodged prior to 18 September 2021 and is extant at 18 September 2021, one residential unit may be erected."</u>
205.4	Survus Consultants - Hamish Frizzell	SUB - Wawahia whenua - Subdivision	General	General	Amend	Oppose the separation of the rural zone into two new zones and the proposed new General Rural Zone (GRUZ), and the subdivision rules, activity status and land use rules relating to new residential units in the GRUZ. Immediate legal effect of rural subdivision rules was not consulted, is inappropriate, and has adversely affected 20 applications for 4ha subdivisions (161 new lots). Notification of the Proposed District Plan has added cost, uncertainty and delay for the applications for subdivision. Applications lodged but not determined before notification should be treated differently to those lodged after notification, and seek exemption for them. Consider 161 new 4ha lots would not adversely affect productive potential or rural character. Precedents have been created for smaller subdivision before notification. Covid lockdowns have affected time frames. Refer to consultation policies that encourage public participation and consultation including Department of the Prime Minister and Cabinet Policy Method Toolbox and Waimakariri District Council Policy on Consultation (Significant and Engagement Policy). The Resource Management Act 1991 provides for Councils to seek immediate legal effect. Appreciate protection of agricultural land but expected community input into which areas in the District should be considered for agriculture, rural living and urban residential, or supporting information.	Delete rural subdivision and residential development provisions in the General Rural Zone (GRUZ). Amend to insert a new controlled activity Subdivision Chapter rule that provides for the submitter's applications by allowing 4ha and 20ha subdivision as a controlled activity in the GRUZ:  <u>"Where a subdivision consent application was lodged prior to 18 September 2021 and is extant at 18 September 2021, that seeks to create one or more allotments with a minimum allotment area of 4ha or more but less than 20ha."</u> Amend the Proposed District Plan and objectives and policies to reflect, support, implement and give relief to the issues raised in this submission.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
206.1	Callum Ross - on behalf of Kainga Maha	Planning Maps	General	General	Oppose	Consider 71 Adderley Terrace, Kaiapoi is ideal for a higher density development such as that afforded by the Operative Area A rules or the Proposed Medium Density Residential Standards or, alternately, the design standards being promoted with the proposed amendment bill to the National Policy Statement on Urban Development 2020 (NPSUD). Support that higher density with lot sizes of 150m <sup>2</sup> are allowed in certain locations in the Silverstream subdivision, which integrates all wealth levels within a community. The site is zoned General Residential Zone which is essentially no different to operative. Up to 12 dwellings could be erected on this, compared to Medium Density Residential Zone which could provide over 20 dwellings, a significant increase in the housing supply for Kaiapoi. The NPSUD requires consenting authorities to allow for increased urban development and the Resource Management (enabling Housing Supply and Other Matters) Amendment Bill requires medium density residential standards in all residential zones. The Council is aware of the need for increased density as noted in the submission to the Bill which sought to place the required higher density within 1km of the Town Centre Zones where it will be served by public transport or areas where local schools and other social and community infrastructure have the capacity. This site, despite being over 1km from the Town Centre Zone, it is within 2km of the main commercial zone of Kaiapoi and on a road with a bus route. There is sufficient infrastructure to support an increase in density including open spaces, schools and local commercial activities.	Rezoned 71 Adderley Terrace, Kaiapoi to provide higher density living in Kaiapoi: a) Amend rules to reflect the Medium Density Residential Standards as proposed under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill; b) Or alternatively, if the bill is rejected that the site be rezoned as Medium Density Residential Zone.
207.1	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	Planning Maps	General	General	Support	The General Residential zoning of the Summerset land reflects Plan Change 29, however it is not well aligned with the property boundary, esplanade reserve, the stream, or obvious geographic location. Amend to align with the property boundary as this represents the land rezoned under the plan change.	Retain General Residential Zone for Summerset land on South Belt, but amend to align with the property boundary.
207.2	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	Definitions	Definitions	Definition of health care facility	Support	Support definition of 'healthcare facility' as it excludes health care within retirement village premises which has its own definition.	Retain the definition of 'healthcare facility' as notified.
207.3	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	Definitions	Definitions	Definition of high hazard area	Amend	Concerned that not showing High Flood Hazard Areas on the Planning Maps makes it hard for landowners to know when these rules may apply to their property.	Amend Planning Maps to show all High Hazard Areas.
207.4	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	Definitions	Definitions	Definition of retirement village	Support	Support definition of 'retirement village'.	Retain definition of 'retirement village' as notified.
207.5	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	Definitions	Definitions	Definition of residential activity	Support	Support definition of 'residential activity'.	Retain definition of 'residential activity' as notified.
207.6	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Support	Support UFD-P1 as it supports provision of different housing typologies, including retirement villages.	Retain UFD-P1 as notified.
207.7	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	TRAN - Ranga waka - Transport	Policies	TRAN-P4	Support	Support TRAN-P4 clarity that access is to be established in the most appropriate location where it is best accommodated.	Retain TRAN-P4 as notified.
207.8	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	TRAN - Ranga waka - Transport	Policies	TRAN-P5	Amend	Generally support TRAN-P5, especially the recognition of the needs of people whose mobility is restricted as is often the case in retirement villages. However, (9) need to be clear as applicants are not responsible for all infrastructure and service improvements.	Retain TRAN-P5 as notified but clarify intent of (9).
207.9	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R20	Amend	Support approach in TRAN-R20 to requiring all high traffic generators to obtain resource consent as a restricted discretionary activity but the ITA requirement in Table TRAN-1 should only be linked to the traffic generation and not to other matters including consent status under all other applicable rules. The traffic generation threshold for retirement villages should be lifted.	Retain TRAN-R20 but amend the approach undertaken in Table TRAN-2 and lift the threshold for retirement villages to 250vmpd.
207.10	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Amend	Support intent of NH-O1 however wording is ambiguous and unclear. Hazard risk management should be targeted to high hazard areas being avoided and activities in other areas mitigating risk.	Amend NH-O1:  "New subdivision, land use and development, <u>other than new critical infrastructure</u> : 1. <u>manages natural hazard risk, including coastal hazards, in the existing urban environment to ensure that any increased risk to people and property is low is avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and in all other areas, is undertaken in a manner that ensures that the risks of natural hazards to people, property and infrastructure are appropriately mitigated;</u> ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
207.11	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Amend	Support intent of NH-P1 to ensure life and property is protected from natural hazard risk, but concerned the policy and associated rule approach do not provide certainty over level of management applied to developments, and does not outline what activities "the sensitivity of the building occupation" are aimed at or how activities will be considered. NH-P1 implies that all natural hazards will be identified and shown on the planning maps but high hazard areas are not mapped.	Retain intent of NH-P1 to ensure that life and property is protected from natural hazard risks, but amend to provide clarity of what is intended by the policy and how it will be applied. Amend Planning Maps to show all high hazard areas.
207.12	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	NH - Matepa mahorahora - Natural hazards	Policies	NH-P2	Amend	Support NH-P2 approach to apply minimum floor heights to manage flooding risk. However there are some inconsistencies with NH-P4 that set a more stringent expectation on areas outside high hazard areas than those within high hazard areas. For example NH-P2 (1) requires risk is mitigated while the NH-P4 (2) states to avoid.	Retain the intent of NH-P2 but amend to ensure that higher tests are applied to the high hazard areas. Suggest swapping 'mitigate' with 'avoid'.
207.13	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R3	Amend	Support need for rules to ensure activity in flood hazard areas is carried out appropriately, and use of minimum floor levels. However there is a discrepancy between NH-R1 which permits new buildings in Urban Flood Assessment Overlay areas where minimum flood level is achieved, and NH-R3 which does not permit additions in high hazard areas. Note the Council can utilise Building Act processes to note the risk on the title by way of certificate where building work has been authorised in such areas.	Amend NH-R3 to delete (2)(d)(i).  "2(d)(i). <del>located on a site outside of a high flood hazard area as stated in a Flood Assessment Certificate issued in accordance with NH-S4; and</del> "
207.14	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	NH - Matepa mahorahora - Natural hazards	Matters of Discretion	NH-MD1	Amend	Generally supports the intent of NH-MD1 but considers that some of them could be clearer and more direct in their intent. (1) should refer to the extent which the minimum floor level does not comply and the effects of that, as the setting of the floor level etc itself is set under a Certificate Process and not through the rule. (2) refers to the "frequency at which any proposed building or addition is predicted to be damaged" but this is not an assessment as frequency will relate to the annual exceedance probability used to calculate flood risk. (7) refers to positive effects and implies that the risk to life or property from natural hazards may be acceptable if it has a positive effect on neighbours or the streetscape.	Amend NH-MD1:  "Natural hazards general matters 1. <del>The extent to which the</del> The setting of minimum floor levels <u>are not achieved by the proposal and the effect of the lower levels, and the effects of</u> minimum land levels and the predicted sea water and other inundation that will occur on the site. The <del>frequency at which any proposed building or addition is predicted to be damaged</del> and the extent of damage likely to occur in such an event, including taking into account the building material and design proposed; the anticipated life of the building, whether the building is relocatable, and for redevelopments, the extent to which overall risk will change as a result of the proposal. ... 7. <del>The extent to which there are any positive effects from a reduction in floor levels in relation to neighbouring buildings or the streetscape.</del> ..."
207.15	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	EW - Ketuketu whenua - Earthworks	Objectives	EW-O1	Amend	Support EW-O1 but 'property' is used without context. If objective is referring to 'adjoining sites' it should use that term.	Retain EW-O1 but clarify the intent of 'property' or replace with 'adjoining sites'.
207.16	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	EW - Ketuketu whenua - Earthworks	Policies	EW-P1	Amend	Support rules to manage earthworks effects but EW-P1(6) is unclear. Effects on character, values and qualities (including visual amenity) is covered by clause 1 and therefore need for (6) is unclear.	Delete EW-P1(6).
207.17	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	EW - Ketuketu whenua - Earthworks	Policies	EW-P5	Amend	Support intent of EW-P5 to ensure site rehabilitation but policy is unclear on whether site recontouring is intended to be included, with requirements to incorporate ecological enhancement and habitat for indigenous fauna or locally sourced indigenous vegetation. Amend to apply only to rehabilitation at the end of large scale earthworks and not a development stage.	Amend EW-P5:  "Require site rehabilitation during or immediately following the completion of earthworks activity, <u>where further site development works are not occurring</u> , to: ..."
207.18	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R5	Oppose	EW-R5 text does not address the rule heading of 'overland flow paths' and could apply to earthworks within a boundary setback in the Urban, and Non-Urban, Flood Assessment Overlays. Rewrite to apply to overland flow paths in a Flood Assessment Certificate, or be deleted.	Rewrite EW-R5 to relate to overland flow paths identified in a Flood Assessment Certificate if intended rule purpose, or delete the rule.
207.19	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R11	Support	Support permitted activity status for earthworks and maximum volume of 200m <sup>3</sup> or 30m <sup>3</sup> per 100m <sup>2</sup> of site area, whichever is greater.	Retain EW-R11 as notified.
207.20	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S2	Oppose	Oppose EW-S2 as unnecessarily blunt where shallow earthworks up to a site boundary are possible without adverse effects.	Delete standard EW-S2.
207.21	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S5	Oppose	Oppose EW-S5 as more stringent than Canterbury Land and Water Plan rules for maximum depth of earthworks to the maximum recorded height of groundwater. Also unnecessary as control earthworks affecting groundwater is a regional council function.	Delete EW-S5.
207.22	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Support	Support RESZ-O1 as it seeks to provide for a range and choice of housing typologies and densities which would include retirement villages, in proximity to amenities and facilities.	Retain RESZ-O1 as notified.

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207.23	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O3	Support	Support RESZ-O3 as it provides for a range and choice of housing typologies and densities which would include retirement villages, in proximity to amenities and facilities.	Retain RESZ-O3 as notified.
207.24	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O4	Support	Support RESZ-O4 as it provides for a wide range of housing typologies and densities (which would include retirement villages as a housing activity) and a choice of housing for the community, in proximity to amenities and facilities.	Retain RESZ-O4 as notified.
207.25	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P1	Amend	It is unclear if RESZ-P1 is intended to apply to retirement villages. It does not align with the design or operation of retirement villages as large scale, integrated and comprehensive development that has a different appearance from typical dwellings and provides for a different demographic.	Amend RESZ-P1 to not apply to retirement villages, either by clarifying what residential development it applies to, or by amending to:  "New development in residential areas, <u>other than for retirement villages under policy P10</u> , is well designed and laid out, including by: ..."
207.26	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P4	Amend	Support intent of RESZ-P4 however concerned about how it will be implemented. Clause (2) implies that retirement villages should provide for all stages of life which is not their purpose.	Amend RESZ-P4: "... 2. universal design which provides for all stages of life development, size, and abilities, in particular in relation to <del>retirement village living and</del> minor residential units."
207.27	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P10	Amend	Support RESZ-P10 providing specifically for retirement villages. However such developments need to be consistent with good design outcomes and in proximity to amenities. Oppose reference to "good urban design, including external design" as an inappropriate test, as they are not the same as other comprehensive developments. Internal design of villages should not be within Council discretion as this is a private space with specific purpose. It is unclear how Council would measure 'good urban design'. Further there is no clear rationale for why retirement villages could not be established in a Large Lot Residential Zone where effects are able to be managed.	Amend RESZ-P10:  "Provide for the development of retirement villages in all Residential Zones, <del>other than the Large Lot Residential Zone</del> , where: 1. consistent with good urban design <u>outcomes and in close proximity to necessary amenities, including external design</u> ; and ..."
207.28	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P12	Amend	Support the intent of RESZ-P12 and appreciate flexibility for different outcomes, however this is not appropriate as the intent of Outline Development Plans (ODP) is to provide certainty over future developments. Unclear how an "equivalent or better outcome" would be determined. Unclear how interim uses will be provided for and whether these need a timeframe so that the OPD is achieved. Where a development is not in accordance with an ODP, would this be avoided or managed.	Delete RESZ-P12 and replace with a policy that:  - provides guidance on purpose of Outline Development Plans (ODPs) - avoids inconsistent development - provides clarity on interim uses - provides guidance on the position in relation to development not in accordance with ODP
207.29	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	GRZ – General Residential Zone	General	General	Amend	Seek recognition of retirement villages in objectives and policies for specific residential zones, to ensure that retirement villages can play a part in providing diversity and opportunities consistent with national direction for increased density. Clarity of intent is also important to ensure provision for retirement villages is not undermined by specific zone based policies. For example, MRZ-P1 seeks higher density living with walking access to amenities, which doesn't recognise that retirement villages provide all essential facilities for their residents.	Amend GRZ-P1:  "Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: ... 3. provides opportunities for multi-unit residential development <u>and retirement villages</u> on larger sites; ... 5. through careful design provides a range of higher density living choices <u>including retirement villages</u> to be developed within the zone; and ..."
207.30	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	MRZ – Medium Density Residential Zone	General	General	Amend	Seek recognition of retirement villages in objectives and policies for specific residential zones, to ensure that retirement villages can play a part in providing diversity and opportunities consistent with national direction for increased density. Clarity of intent is also important to ensure provision for retirement villages is not undermined by specific zone based policies. For example, MRZ-P1 seeks higher density living with walking access to amenities, which doesn't recognise that retirement villages provide all essential facilities for their residents.	Amend MRZ-P1: "... <u>9. Retirement villages that are</u> <u>a. sited and designed to promote interaction with the surrounding other sections of the community, without compromising privacy and security;</u> <u>b. of a scale and appearance that reflects and is compatible with the residential style and character of the locality;</u> <u>c. provided with appropriate outdoor areas living space and landscaping; and</u> <u>d. designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents."</u>

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207.31	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	SETZ – Settlement Zone	General	General	Amend	Seek recognition of retirement villages in objectives and policies for specific residential zones, to ensure that retirement villages can play a part in providing diversity and opportunities consistent with national direction for increased density. Clarity of intent is also important to ensure provision for retirement villages is not undermined by specific zone based policies. For example, MRZ-P1 seeks higher density living with walking access to amenities, which doesn't recognise that retirement villages provide all essential facilities for their residents.	Amend GRZ-P1:  "Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: ... 3. provides opportunities for multi-unit residential development <u>and retirement villages</u> on larger sites; ... 5. through careful design provides a range of higher density living choices <u>including retirement villages</u> to be developed within the zone; and ..."  Amend MRZ-P1: "... <u>9. Retirement villages that are</u> <u>a. sited and designed to promote interaction with the surrounding other sections of the community, without compromising privacy and security;</u> <u>b. of a scale and appearance that reflects and is compatible with the residential style and character of the locality;</u> <u>c. provided with appropriate outdoor areas living space and landscaping; and</u> <u>designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents."</u>
207.32	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	LLRZ - Large Lot Residential Zone	General	General	Amend	Seek recognition of retirement villages in objectives and policies for specific residential zones, to ensure that retirement villages can play a part in providing diversity and opportunities consistent with national direction for increased density. Clarity of intent is also important to ensure provision for retirement villages is not undermined by specific zone based policies. For example, MRZ-P1 seeks higher density living with walking access to amenities, which doesn't recognise that retirement villages provide all essential facilities for their residents.	Amend GRZ-P1:  "Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: ... 3. provides opportunities for multi-unit residential development <u>and retirement villages</u> on larger sites; ... 5. through careful design provides a range of higher density living choices <u>including retirement villages</u> to be developed within the zone; and ..."  Amend MRZ-P1: "... <u>9. Retirement villages that are</u> <u>a. sited and designed to promote interaction with the surrounding other sections of the community, without compromising privacy and security;</u> <u>b. of a scale and appearance that reflects and is compatible with the residential style and character of the locality;</u> <u>c. provided with appropriate outdoor areas living space and landscaping; and</u> <u>d. designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents."</u>
207.33	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	GRZ – General Residential Zone	Activity Rules	GRZ-R20	Oppose	Support provision for retirement villages, however, restricted discretionary status is not aligned with RESZ-P10 which requires retirement villages to be "provided for" which implies permitted or controlled status. There is no effects based reason for assessing a retirement village differently to other residential activity. Plan Change 29 for 141 South Belt provides for retirement villages as a controlled activity. Appropriate to provide for retirement villages in Medium Density Residential Zone to give effect to national direction on density. Restricted discretionary activity status is appropriate in Settlement and Large Lot Residential Zone due to difference in character. Not necessary to link to outdoor storage matters of discretion as comprehensive designs deal with outdoor needs in a different way to individual residential units.	Replace GRZ-R20 with:  "Activity status: <u>CON</u> Where: 1. a design statement is provided with the application; <u>and</u> <u>2. communal rubbish/recycling space/s are provided for use by residents.</u> <u>Matters of control are reserved to: RES-MDX – Retirement Village design principles"</u> ...
207.34	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R19	Oppose	Support provision for retirement villages, however, restricted discretionary status is not aligned with RESZ-P10 which requires retirement villages to be "provided for" which implies permitted or controlled status. There is no effects based reason for assessing a retirement village differently to other residential activity. Plan Change 29 for 141 South Belt provides for retirement villages as a controlled activity. Appropriate to provide for retirement villages in Medium Density Residential Zone to give effect to national direction on density. Restricted discretionary activity status is appropriate in Settlement and Large Lot Residential Zone due to difference in character. Not necessary to link to outdoor storage matters of discretion as comprehensive designs deal with outdoor needs in a different way to individual residential units.	Replace MRZ-R19 with:  "Activity status: <u>CON</u> Where: 1. a design statement is provided with the application; <u>and</u> <u>2. communal rubbish/recycling space/s are provided for use by residents.</u> <u>Matters of control are reserved to: RES-MDX – Retirement Village design principles"</u>

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207.35	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	SETZ – Settlement Zone	Activity Rules	SETZ-R22	Oppose	Support specific rule provision for retirement villages as a separate activity. Acknowledge the Settlement Zone has a different character than General Residential Zone and Medium Residential Zone and considers a restricted discretionary activity status is appropriate. There is no necessity to link these rules to outdoor storage matters of discretion if the expectation of communal spaces is built into the rule. These comprehensive designs will always deal with outdoor storage, rubbish and recycling, and outdoor living needs in a very different way to individual residential units.	Retain SETZ-R22 as notified.
207.36	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R41	Oppose	Support the specific rule provision for retirement villages as a separate activity from all other activities. Acknowledge the Large Lot Residential Zone has a different character than General Residential Zone and Medium Residential Zone and considers a restricted discretionary activity status is appropriate. There is no necessity to link these rules to outdoor storage matters of discretion if the expectation of communal spaces is built into the rule. These comprehensive designs will always deal with outdoor storage, rubbish and recycling, and outdoor living needs in a very different way to individual residential units.	Replace LLRZ-R41 with:  "Activity status: <u>RDIS</u> <u>Where:</u> <u>1. the application is supported by a design statement,</u> <u>2. communal rubbish/recycling space/s are provided for use by residents.</u> <u>Matters of discretion are restricted to:</u> <u>RES-MDX – Retirement Village design principles</u> <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified."</u>
207.37	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD2	Oppose	Generally supportive of design principles for developments that are different from single residential units. However, it is inappropriate to apply same character and standards to retirement villages which provide at least one large scale building and are of a different scale and appearance to standard residential development due to the density of units and self-containment, and can be designed to be compatible with surrounding development. Retirement villages generally provide holistic outdoor living areas, outdoor storage, community facilities, waste management and recreation. Further, there are residential units that do not act as separate self-contained units and do not need separate outdoor living or storage spaces. Plan Change 29 supported tailored design principles that recognise retirement villages are different from multi-unit residential complexes or other large scale development.	Insert new set of design principles to apply to retirement villages in any residential zone:  "RES-MDX Retirement Village design principles <u>Whether the development, while bringing change to existing environments, is appropriate to its context, taking into account:</u> <u>- whether the proposal would cause significant loss of sunlight, daylight or privacy on adjoining residential properties.</u> <u>- the ability of the proposal to provide engagement with, and contribution to, adjacent streets and public open spaces, with regard to:</u> <u>- fencing and boundary treatments;</u> <u>- connectivity, including the configuration of pedestrian accesses.</u> <u>- the mitigation measures proposed, including landscape planting, to mitigate any adverse effects of loss of trees from the site or openness of the site, and to assist the integration of the proposed development within the site and neighbourhood.</u> <u>- the location and design of vehicle and pedestrian access and on-site manoeuvring to cater for the safety of elderly, disabled or mobility-impaired persons.</u> <u>- integration of internal accessways, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate when viewed from the street or other public spaces.</u> <u>- the degree to which the village design demonstrates that the design has had particular regard to personal safety of the occupants, both in the sense of injury prevention and crime prevention.</u> <u>- creation of visual quality and variety through the separation of buildings, building orientation, and in the use of architectural design, detailing, glazing, materials, colour and landscaping.</u> <u>- where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.</u> <u>- the proposed stormwater management within the site,</u> <u>- the appropriate provision of esplanade reserve land."</u>
207.38	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	SBT - South Belt	Activity Rules	DEV-SBT-R1	Amend	DEV-SBT-R1 is different from the rule applied through the decision on Plan Change 29 and subject to technical advice and thorough consideration through the plan change process.	Amend DEV-SBT-R1:  "1. As part of any subdivision, any residential allotment shall have a finished ground level that avoids inundation in required to achieve 400mm a 0.5% Annual Exceedance Probability combined rainfall and Ashley River/Rakahuri Breakout event."
207.39	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	SBT - South Belt	Activity Rules	DEV-SBT-R2	Support	Support DEV-SBT-R2 as is consistent with the decision on Plan Change 29.	Retain DEV-SBT-R2 as notified.
207.40	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	SBT - South Belt	Activity Rules	DEV-SBT-R2	Oppose	Amend DEV-SBT-R2 to achieve the same outcomes sought via comments on residential design principles and outdoor storage: Retirement villages should not be assessed using the same residential design principles as standard residential developments, and generally deal with outdoor storage and living needs in a different way.	Amend DEV-SBT-R2: "... Matters of control are reserved to: <u>RES-MDX – Retirement Village design principles"</u>
207.41	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	SBT - South Belt	Built Form Standards	DEV-SBT-BFS1	Support	Support DEV-SBT-BFS1 as consistent with the decision on Plan Change 29.	Retain DEV-SBT-BFS1 as notified.
207.42	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	SBT - South Belt	Built Form Standards	DEV-SBT-BFS2	Support	Support DEV-SBT-BFS2 as consistent with the decision on Plan Change 29.	Retain DEV-SBT-BFS2 as notified.



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207.43	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	NH - Matepa mahorahora - Natural hazards	Policies	NH-P4	Amend	Support NH-P4 approach to apply minimum floor heights to manage flooding risk. However there are some inconsistencies with NH-P2 that set a more stringent expectation on areas outside high hazard areas than those within high hazard areas. For example NH-P2 (1) requires risk is mitigated while the NH-P4 (2) states to avoid.	Retain the intent of NH-P4 but amend to ensure that the higher tests are applied to the high hazard areas. Suggest swapping 'mitigate' with 'avoid'.
207.44	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	GRZ – General Residential Zone	Activity Rules	GRZ-R1	Amend	The construction of a retirement village, as a subset of buildings, needs to comply with all the applicable built form standards, regardless of the activity status of the activity itself. Retirement villages are excluded from some standards, however the application of GRZ-BFS4 (height does not accord with height allowance provided in development area provisions) and GRZ-BFS6 (requires configuration of residential units not appropriate for comprehensive retirement village design) is problematic.	Retain the exclusions for retirement villages from the site density and outdoor living space standards.  Amend GRZ-BFS4: "1. ... a. 8m above ground level; except that where a site is larger than 6,000m2, the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m. <u>Except where an ODP within a Development Area allows for a different maximum building height."</u>  Amend GRZ-BFS6 to add (3): "... 3. <u>This rule does not apply to a residential unit in a retirement village."</u>
207.45	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	GRZ – General Residential Zone	Built Form Standards	General	Amend	The construction of a retirement village, as a subset of buildings, needs to comply with all the applicable built form standards, regardless of the activity status of the activity itself. Retirement villages are excluded from some standards, however the application of GRZ-BFS4 (height does not accord with height allowance provided in development area provisions) and GRZ-BFS6 (requires configuration of residential units not appropriate for comprehensive retirement village design) is problematic.	Retain the exclusions for retirement villages from the site density and outdoor living space standards.  Amend GRZ-BFS4: "1. ... a. 8m above ground level; except that where a site is larger than 6,000m2, the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m. <u>Except where an ODP within a Development Area allows for a different maximum building height."</u>  Amend GRZ-BFS6 to add (3): "... 3. <u>This rule does not apply to a residential unit in a retirement village."</u>
207.46	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R1	Amend	The construction of a retirement village, as a subset of buildings, needs to comply with all the applicable built form standards, regardless of the activity status of the activity itself. Retirement villages are excluded from some standards, however the application of GRZ-BFS4 (height does not accord with height allowance provided in development area provisions) and GRZ-BFS6 (requires configuration of residential units not appropriate for comprehensive retirement village design) is problematic.	Retain the exclusions for retirement villages from the site density and outdoor living space standards.  Amend GRZ-BFS4: "1. ... a. 8m above ground level; except that where a site is larger than 6,000m2, the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m. <u>Except where an ODP within a Development Area allows for a different maximum building height."</u>  Amend GRZ-BFS6 to add (3): "... 3. <u>This rule does not apply to a residential unit in a retirement village."</u>
207.47	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	MRZ – Medium Density Residential Zone	Built Form Standards	General	Amend	The construction of a retirement village, as a subset of buildings, needs to comply with all the applicable built form standards, regardless of the activity status of the activity itself. Retirement villages are excluded from some standards, however the application of GRZ-BFS4 (height does not accord with height allowance provided in development area provisions) and GRZ-BFS6 (requires configuration of residential units not appropriate for comprehensive retirement village design) is problematic.	Retain the exclusions for retirement villages from the site density and outdoor living space standards.  Amend GRZ-BFS4: "1. ... a. 8m above ground level; except that where a site is larger than 6,000m2, the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m. <u>Except where an ODP within a Development Area allows for a different maximum building height."</u>  Amend GRZ-BFS6 to add (3): "... 3. <u>This rule does not apply to a residential unit in a retirement village."</u>
207.48	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS4	Amend	The construction of a retirement village, as a subset of buildings, needs to comply with all the applicable built form standards, regardless of the activity status of the activity itself. Retirement villages are excluded from some standards, however the application of GRZ-BFS4 (height does not accord with height allowance provided in development area provisions) and GRZ-BFS6 (requires configuration of residential units not appropriate for comprehensive retirement village design) is problematic.	Amend GRZ-BFS4: "1. ... a. 8m above ground level; except that where a site is larger than 6,000m2, the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m. <u>Except where an ODP within a Development Area allows for a different maximum building height."</u>

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207.49	Boffa Miskell - Stephanie Styles - on behalf of Summerset Retirement Villages (Rangiora) Ltd	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS6	Amend	The construction of a retirement village, as a subset of buildings, needs to comply with all the applicable built form standards, regardless of the activity status of the activity itself. Retirement villages are excluded from some standards, however the application of GRZ-BFS4 (height does not accord with height allowance provided in development area provisions) and GRZ-BFS6 (requires configuration of residential units not appropriate for comprehensive retirement village design) is problematic.	Amend GRZ-BFS6 to add (3): "... 3. <u>This rule does not apply to a residential unit in a retirement village.</u> "
208.1	Suburban Estates Limited - Kim Sanders - on behalf of Suburban Estates Limited, Chris Wilson, Nick Auld, John Wakeman, Jane and Mary Wakeman, Ann Deans, WK Wakeman Estate, Air Charter Queenstown	Planning Maps	General	General	Amend	Rezone submitter's land in northern portion of Kaiapoi Development Area (refer to map in Appendix 3 of submission), located within northeast Kaiapoi, from Rural Lifestyle Zone to General Residential Zone. The certification process is unnecessary, uncertain, complex, and inflexible. The normal subdivision process is sufficient to achieve efficient development. Kaiapoi lacks sufficient land zoned for residential development with feasible development capacity to meet the short-term and medium-term housing demand. The 'Our Space' process established that Kaiapoi had sufficient greenfield priority area land for only one year and required additional land immediately, and even with all the Future Development Area land would still fall short of feasible housing development land by 2031. The Proposed District Plan addresses these issues to some extent, but a restrictive approach to land supply is not justified. The National Policy Statement on Urban Development (2020), and its predecessor - National Policy Statement on Urban Development Capacity (2016) are both relevant and support this submission.	Rezone submitter's land in the northern portion of Kaiapoi Development Area (refer to map in Appendix 3 of original submission), located within north-east Kaiapoi, to General Residential Zone. Insert Outline Development Plan for the northern portion of Kaiapoi Development Area (refer to map in Appendix 3 of original submission).
208.2	Suburban Estates Limited - Kim Sanders - on behalf of Suburban Estates Limited, Chris Wilson, Nick Auld, John Wakeman, Jane and Mary Wakeman, Ann Deans, WK Wakeman Estate, Air Charter Queenstown	K - Kaiapoi	General	General	Oppose	Oppose certification process as it is unnecessary, uncertain, complex, and inflexible. The normal subdivision process is sufficient to achieve efficient development. Rezone submitter's land in northern portion of Kaiapoi Development Area (refer to map in Appendix 3 of original submission) from Rural Lifestyle Zone to General Residential Zone. Kaiapoi lacks sufficient land zoned for residential development with feasible development capacity to meet short-term and medium-term housing demand. The 'Our Space' process established that Kaiapoi had sufficient greenfield priority area land for only one year and required additional land immediately, and even with all the Future Development Area land would still fall short of feasible housing development land by 2031. The Proposed District Plan addresses these issues to some extent, but a restrictive approach to land supply is not justified. The National Policy Statement on Urban Development (2020), and its predecessor - National Policy Statement on Urban Development Capacity (2016) are both relevant and support this submission.	Delete certification process, which is required to precede development in the Kaiapoi Development Area, and all related objectives, policies and rules.
208.3	Suburban Estates Limited - Kim Sanders - on behalf of Suburban Estates Limited, Chris Wilson, Nick Auld, John Wakeman, Jane and Mary Wakeman, Ann Deans, WK Wakeman Estate, Air Charter Queenstown	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	Seek amendment to UFD-P6 to support submitter's request to rezone their land in northern portion of Kaiapoi Development Area (refer to map in Appendix 3 of original submission) from Rural Lifestyle Zone to General Residential Zone. The certification process is unnecessary, uncertain, complex, and inflexible. The normal subdivision process is sufficient to achieve efficient development. Kaiapoi lacks sufficient land zoned for residential development with feasible development capacity to meet short-term and medium-term housing demand. The 'Our Space' process established that Kaiapoi had sufficient greenfield priority area land for only one year and required additional land immediately, and even with all the Future Development Area land would still fall short of feasible housing development land by 2031. The Proposed District Plan addresses these issues to some extent, but a restrictive approach to land supply is not justified. The National Policy Statement on Urban Development (2020), and its predecessor - National Policy Statement on Urban Development Capacity (2016), are both relevant and support this submission.	Amend UFD-P6:  " <u>The development of land within identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner to enable residential activity to meet short to medium term feasible development capacity.</u> "
208.4	Suburban Estates Limited - Kim Sanders - on behalf of Suburban Estates Limited, Chris Wilson, Nick Auld, John Wakeman, Jane and Mary Wakeman, Ann Deans, WK Wakeman Estate, Air Charter Queenstown	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Amend	Seek amendment to UFD-O1 to support the submitter's request to rezone their land in northern portion of Kaiapoi Development Area (refer to map in Appendix 3 of original submission) from Rural Lifestyle Zone to General Residential Zone. Oppose the certification process as it is unnecessary, uncertain, complex, and inflexible. The normal subdivision process is sufficient to achieve efficient development. Kaiapoi lacks sufficient land zoned for residential development with feasible development capacity to meet short-term and medium-term housing demand. The 'Our Space' process established that Kaiapoi had sufficient greenfield priority area land for only one year and required additional land immediately, and even with all the Future Development Area land would still fall short of feasible housing development land by 2031. The Proposed District Plan addresses these issues to some extent, but a restrictive approach to land supply is not justified. The National Policy Statement on Urban Development (2020), and its predecessor - National Policy Statement on Urban Development Capacity (2016) are both relevant and support this submission.	Amend UFD-O1:  "Sufficient feasible development capacity for residential activity <u>to meet housing demand.</u> "

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
209.1	Robert Adolf and; Fiona Mary Buhler	Planning Maps	General	General	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	<p>Amend Proposed District Plan to either rezone 680 South Eyre Road to Rural Lifestyle or amend General Rural Zone provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for General Rural and Rural Lifestyle Zones that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.</p>
209.2	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Objectives	RLZ-O1	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	<p>Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise or protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.</p>
209.3	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Policies	RLZ-P1	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the Section 32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	<p>Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.</p>
209.4	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Policies	RLZ-P2	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the Section 32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	<p>Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
209.5	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Built Form Standards	RLZ-BFS5	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the Section 32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.6	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R1	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the Section 32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.7	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R2	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the Section 32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.8	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R3	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the Section 32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
209.9	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R4	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the Section 32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.10	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R5	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the Section 32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.11	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R6	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the Section 32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle or amend General Rural Zone provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for General Rural and Rural Lifestyle Zones that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.12	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R7	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the Section 32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
209.13	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R8	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with significant odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the Section 32 evaluation.</p> <p>Could address this by rezoning 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.14	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R9	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.15	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R10	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.16	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R17	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with significant odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>Could address this by rezoning 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Amend Proposed District Plan to either rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
209.17	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Objectives	GRUZ-O1	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.18	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Policies	GRUZ-P1	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.19	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Policies	GRUZ-P2	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.20	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
209.21	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Activity Rules	GRUZ-R4	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities.This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.22	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Activity Rules	GRUZ-R5	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities.This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.23	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Activity Rules	GRUZ-R6	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities.This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.24	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Activity Rules	GRUZ-R7	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities.This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
209.25	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Activity Rules	GRUZ-R9	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.26	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Activity Rules	GRUZ-R9	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.27	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Activity Rules	GRUZ-R10	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.28	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Activity Rules	GRUZ-R17	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
209.29	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS5	Oppose	<p>The proposed district plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with significant odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.30	Robert Adolf and; Fiona Mary Buhler	RLZ - Rural Lifestyle Zone	General	General	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
209.31	Robert Adolf and; Fiona Mary Buhler	GRUZ - General Rural Zone	General	General	Oppose	<p>The Proposed District Plan does not give effect to the purposes of the Resource Management Act 1991 by failing to manage reverse sensitivity effects of sensitive land use intensification on intensive farming with odour effects such pig farming. Also fails to compensate for loss if intensive pig farming ceases as a result of lack of protective measures. This does not allow owners of 680 and 688 South Eyre Road to provide for their wellbeing and fails to adequately manage adverse effects from intensification. The piggery has been in place since the 1950s and has relevant consents from Canterbury Regional Council. Intensifying the receiving environment will affect the ability to comply with requirements for offensive or objectionable effects from odour, which is affected by the prevailing wind.</p> <p>Residential development will jeopardise the ability to continue pig farming on the site and does not protect a long-established rural activity for which there is not a more appropriate zone location, which is not recognised in the s32 evaluation.</p> <p>A solution could be to rezone 680 and 688 South Eyre Road to Rural Lifestyle Zone to offset loss from inability to continue intensive farming, or to amend the provisions to provide protection for existing activities from reverse sensitivity effects from intensification in surrounding environment.</p>	Rezone 680 South Eyre Road to Rural Lifestyle Zone (RLZ) or amend General Rural Zone (GRUZ) provisions to recognise and protect existing lawfully established intensive farms from reverse sensitivity effects from intensification or activities sensitive to animal effluent odour discharges, such as residential and other activities. This should include all buffers/setbacks in Operative District Plan for sensitive activities and associated matters of consideration (Rule 31.19.1.1,3 and 4 and Rule 32.1.3(m)). Amend objectives and policies to include specific aim for GRUZ and RLZ that protects lawfully established rural activities and their infrastructure from the reverse sensitivity effects of the intensification or introduction of odour sensitive activities into surrounding areas.
210.1	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	Definitions	Definitions	Definition of biodiversity offset	Support	Achieving no net loss provides adequate protection of indigenous biodiversity.	Retain definition of 'biodiversity offset' as notified.
210.2	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	Definitions	Definitions	Definition of regionally significant infrastructure	Support	Support definition of 'regionally significant infrastructure', particularly the recognition of irrigation and stockwater infrastructure.	Retain definition of 'regionally significant infrastructure' as notified.
210.3	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Support	<p>It is critical for the smooth functioning of the Waimakariri Council stockwater networks that they are able to be upgraded and maintained, and to replace infrastructure that crosses natural hazard overlays.</p> <p>Supportive of the provision for new infrastructure in NH-O2 (2), which will be important for the establishment of further recharge projects adjacent to rivers and streams.</p> <p>It is not entirely clear which overlays are intended to be captured. If it is intended that this captures the 'Hazards and Risk Overlays' map layer, then this should be included in the objective.</p>	Retain NH-O2 as notified.
210.4	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NH - Matepa mahorahora - Natural hazards	Policies	NH-P10	Support	Support NH-P10. It is important that plan provisions enable the ongoing operation, maintenance and upgrading of stockwater infrastructure, which is significant to the District.	Retain NH-P10 as notified.

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210.5	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NH - Matepa mahorahora - Natural hazards	Policies	NH-P11	Support	Support NH-P11 as it is important that plan provisions enable the upgrade and development of new irrigation and stockwater infrastructure.	Retain NH-P11 as notified.
210.6	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NH - Matepa mahorahora - Natural hazards	Policies	NH-P12	Amend	Support the intent of NH-P12 to provide for new and upgraded infrastructure in high flood hazard areas where there is a functional or operational need for that location. Considers it inappropriate that the policy requires that there are no practical alternatives, particularly in the case of existing below ground infrastructure. It would be inappropriate to have to prove that there are no practical alternatives to upgrades whenever undertaking those works.	Amend NH-P12(3) to delete the requirement that there be no practical alternatives: "... 3. there is a functional need or operational need for the infrastructure to be located in a high flood hazard or high coastal flood hazard area <del>and there are no practical alternatives</del> ; and ..."
210.7	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NH - Matepa mahorahora - Natural hazards	Policies	NH-P14	Amend	A number of races cross mapped fault overlay zones, and will require upgrading within the life of the plan. It is important that the direction in NH-P14 is both clear and sensible in its application.	Considers that the distinctions between types of infrastructure in this policy is confusing and unnecessary. Amend NH-P14(3): "... 3. enable <del>small scale critical infrastructure</del> and other infrastructure in the Fault Awareness Overlay, while ensuring that larger critical infrastructure does not increase the risk to life or property from natural hazard events unless: ..."
210.8	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Support	The criteria and activity status for NH-R4 are appropriate.	Retain NH-R4 as notified.
210.9	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R5	Support	NH-R5 is generally appropriate.	Retain NH-R5 as notified.
210.10	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	HH - Taonga o onamata - Historic heritage	General	General	Neutral	Neutral on the Historic Heritage Chapter. Notes that the operation, maintenance, upgrade and development of Waimakariri Irrigation Limited irrigation and stockwater infrastructure must not be unnecessarily restricted if located within, or near, historic heritage sites.	Retain the Historic Heritage Chapter, provided that the operation, maintenance, upgrading and development of the Waimakariri Irrigation Limited network is not unnecessarily restricted.
210.11	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	HH - Taonga o onamata - Historic heritage	Matters of discretion	HH-MD1	Support	Support HH-MD1, particularly clause (4) as it is relevant to irrigation and stockwater infrastructure.	Retain HH-MD1 as notified.
210.12	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Schedules	SASM-SCHED1	Oppose	Oppose Wāhi Taonga Overlay at Warren Road as it captures the majority of a canal used for irrigation and stockwater. It is not clear on what basis this particular site has been mapped, particularly as it appears to be the only site in the Ngā reporepo overlay, to which the rules of this chapter are not intended to apply. If this site was originally wetland, it has since been highly modified and would not be appropriate to be restored as wetland. It is preferred that this Sites and Areas of Significance to Māori (SASM) overlay is deleted. Alternatively, the boundaries of the SASM should be amended so that it does not overlap with the canal area.	Delete or amend the Wāhi Taonga SASM011 overlay at Warren Road.
210.13	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P5	Amend	Supports the intent of SASM-P5 and agrees that the health of waterbodies is protected. The Ngā Wai overlay as notified covers large areas that are not 'waterbodies' under the Resource Management Act 1991 (RMA), and the proposed provisions of this policy are inappropriate for these areas. Seeks that the Ngā Wai overlay is amended in a manner consistent with the RMA definition of 'river bed'. The overlay should only cover the waters of the river at its fullest flow without overtopping its banks, and should not include any of the Brown Rock intake infrastructure.	Retain SASM-P5 as notified, but amend the Ngā Wai overlay so that the boundary is consistent with the Resource Management Act 1991 definition of 'river bed' and excludes the intake infrastructure at Browns Rock.
210.14	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R4	Amend	It is important that SASM-R4 enables essential earthworks activities in and adjacent to the Sites and Areas of Significance to Māori overlays to enable the use, maintenance and upgrade of stockwater and irrigation infrastructure network.	Amend SASM-R4 to provide for the essential earthworks that must be carried out for the operation, maintenance and upgrading of its race network, for example through the following amendment: "... e. drain, <u>race</u> and track maintenance <u>and upgrading</u> ; ..."
210.15	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Matters of Discretion	SASM-MD1	Amend	Supports the Sites and Areas of Significance to Māori matters of discretion in so far as they include provision for infrastructure. It is important that decision makers consider infrastructure that has a functional and operational need to be located in these areas, particularly irrigation and stockwater schemes as regionally significant infrastructure. However, seeks an amendment to consider whether alternatives would be practicable, rather than suitable, for additional clarity.	Amend SASM-MD1 and replace 'suitable' with 'practicable' to read as follows: "... 6. In respect of infrastructure, the extent to which the proposed infrastructure has a functional need or operational need for its location, and whether alternative locations, layout or methodology would be <del>suitable</del> <u>practicable</u> ."
210.16	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Matters of Discretion	SASM-MD2	Amend	Support SASM-MD2 in so far as they include provision for infrastructure. It is important that decision makers consider infrastructure that has a functional and operational need to be located in these areas, particularly irrigation and stockwater schemes as regionally significant infrastructure. Seek an amendment to consider whether alternatives would be practicable, rather than suitable, for additional clarity.	Amend SASM-MD2 to replace 'suitable' with 'practicable' so that it reads as follows: "... 6. In respect of infrastructure, the extent to which the proposed infrastructure has a functional need or operational need for its location, and whether alternative locations, layout or methodology would be <del>suitable</del> <u>practicable</u> . ..."



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210.17	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Matters of Discretion	SASM-MD3	Amend	Supports SASM-MD3 in so far as they include provision for infrastructure. It is important that decision makers consider infrastructure that has a functional and operational need to be located in these areas, particularly irrigation and stockwater schemes as regionally significant infrastructure. Seek an amendment to consider whether alternatives would be practicable, rather than suitable, for additional clarity.	Amend SASM-MD3 and replace 'suitable' with 'practicable' so that it reads as follows: "... 6. In respect of infrastructure, the extent to which the proposed infrastructure has a functional need or operational need for its location, and whether alternative locations, layout or methodology would be <del>suitable</del> <u>practicable</u> . ..."
210.18	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P1	Oppose	Appreciates clarity and certainty by mapping Significant Natural Areas, however concerned that some are larger than necessary, and do not meet the criteria for significance.	Amend extent of mapped Significant Natural Areas (SNAs) adjacent to Waimakariri Irrigation Limited irrigation and Council stockwater infrastructure. Delete SNAs where significance criteria is not met.
210.19	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Oppose	It may not always be possible to limit irrigation near mapped Significant Natural Areas. Amend to recognise occasions where irrigation networks have a functional need to operate in a particular location.	Amend ECO-P1: "... 3. limiting, <u>or where that is not reasonably practicable, manage</u> , irrigation near mapped SNAs in order to provide a buffer from edge effects; ..."
210.20	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Oppose	It may not always be possible to restrict vegetation clearance when operating, maintaining, or upgrading irrigation and stockwater networks. Amend to recognise vegetation clearance may be necessary on occasions where regionally significant infrastructure, including irrigation and stockwater systems, have a functional need to operate and undergo maintenance and upgrades.	Amend ECO-P4: "... 2. restricting indigenous vegetation clearance or modification of habitat of indigenous fauna, by recognising that indigenous vegetation within: a. the Lower Plains Ecological District and High Plains Ecological District has been widely destroyed, fragmented and degraded by land use and pests and therefore clearance of any remaining indigenous vegetation needs to be restricted, <u>or where that is not reasonably practicable, managed</u> , in order to protect what remains; and ..."
210.21	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P5	Amend	Amend ECO-P5 to provide greater flexibility by recognising there are some instances where offsetting may be more suitable than avoiding, remedying or mitigating adverse effects. Considers achieving no net loss provides adequate protection.	Amend ECO-P5:  "A biodiversity offset will <del>only</del> -be considered where there are residual adverse effects which cannot practicably be avoided, remedied or mitigated (in that order of hierarchy); and: ..."
210.22	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Amend	Support ECO-R1 and amend activity status when compliance not achieved to discretionary as non-complying is unnecessarily restrictive and does not recognise other appropriate circumstances. Note importance of enabling the operation, maintenance, and upgrade of regionally significant infrastructure, including irrigation and stockwater systems, without unnecessary consenting requirements.	Amend ECO-R1 activity status when compliance not achieved to discretionary.
210.23	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R4	Oppose	Oppose 20m minimum setback for irrigation infrastructure as it is excessive and will cause significant land use limitations.	Amend ECO-R4:  "1. any new irrigation infrastructure shall be set back a minimum of 520m from any mapped SNA that is not part of a registered protective covenant under the Queen Elizabeth the Second National Trust Act 1977."



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210.24	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD1	Amend	Supports intent of ECO-MD1 to protect indigenous biodiversity values, however notes costs to applicant or landowner involved in assessing these matters thus seeks amendment that requires decision makers to consider associated costs.	Amend ECO-MD1: "... <u>12. The extent to which the landowner has invested in any of the above matters for the purposes of protecting indigenous biodiversity.</u> "
210.25	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O1	Amend	Recognise importance of surface freshwater environment, however amend to replace 'preservation' of the natural character to 'protection' to continue to enable irrigation and stockwater infrastructure and provide for the District's social and economic well-being.	Amend NATC-O1: "The <del>preservation</del> <u>protection</u> of the natural character of the surface freshwater environment, its wetlands, and lakes and rivers and their margins."
210.26	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O2	Amend	Recognise importance of surface freshwater environment and support intent to restore degraded freshwater bodies, however amend to recognise circumstances, particularly with respect to regionally significant infrastructure, where restoration is not practicable.	Amend NATC-O2: " <del>Restoration</del> <u>Where practicable, prioritise restoration</u> of the natural character of surface freshwater bodies and their margins where degradation has occurred."
210.27	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O3	Amend	Recognise the importance of the surface freshwater environment. However notes it may not always be possible to preserve natural character, particularly with respect to regionally significant infrastructure.	Amend NATC-O3: "The use of wetlands, and lakes and rivers and their margins are managed to <del>preserve</del> <u>maintain</u> their natural character."
210.28	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P2	Amend	Irrigation and stockwater networks are critical for social and economic wellbeing. When identifying significant freshwater bodies, it is important to consider the presence of infrastructure and the potential for such identification to interfere with the safe and efficient functioning of that infrastructure. There must be a balance between protecting the environment and enabling infrastructure that serves community's needs.	Amend NATC-P2: "... <u>5. the absence of critical or regionally significant infrastructure.</u> "
210.29	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P3	Amend	Support intent of NATC-P3 to the extent that land use effects are managed. However it only directs that effects of land use are managed through limiting their size, appearance, and location, which inappropriately limits the methods available to manage effects.	Amend NATC-P3: "Recognise the cultural significance of wetlands, lakes and rivers and their margins, to mana whenua, and manage the effects of land use <del>activities through limiting the size, visual appearance, and location,</del> to ensure they do not adversely affect taonga species, mahinga kai or customary harvesting, access, and other cultural values."
210.30	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P4	Oppose	Support intent of NATC-P4 to preserve natural character where that is practicable. However, it must recognise and provide for regionally significant infrastructure, including irrigation infrastructure that has a functional and operational need to locate near freshwater bodies.	Amend NATC-P4: "... 2. minimising, <u>or where that is not reasonably practicable, managing</u> indigenous vegetation clearance and modification, including where associated with ground disturbance and the location of structures, near wetlands, and lakes and rivers and their margins; 3. <u>where reasonably practicable</u> , requiring setbacks of activities from wetlands, and lakes and rivers and their margins, including buildings, structures, impervious surfaces, plantation forestry, woodlots and shelterbelts; and ..."
210.31	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P5	Amend	Amend NATC-P5 to recognise that in some circumstances offsetting may be a more suitable option than avoiding, remedying, or mitigating adverse effects. Greater flexibility is required to allow off-setting as an alternative.	Amend NATC-P5: "Enable activities that have a functional need or operational need to be located within the freshwater body setbacks, provided that adverse effects on natural character values are avoided, remedied <del>or</del> mitigated, <u>or offset</u> ."
210.32	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P6	Amend	Support intent of NATC-P6, but amend (6) to recognise that in some circumstances; offsetting may be necessary or a more suitable option.	Amend NATC-P6: "... 6. any adverse effects to the natural character and cultural values, associated with freshwater bodies are avoided, remedied <del>or</del> mitigated, <u>or offset</u> in order to preserve those values."

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210.33	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	NATC-S1	Amend	Irrigation and stockwater networks are critical for the District's social and economic wellbeing and often has a functional and operational need to be located near freshwater bodies. It is vital that the setback standards contain an exemption for community scale irrigation and stockwater infrastructure.	Amend NATC-S1:  "1. <u>Except for community scale irrigation and stockwater infrastructure</u> , activities shall be outside of the setback distance specified in Table NATC-1."
210.34	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD6	Amend	Irrigation and stockwater networks are critical for the District's social and economic wellbeing and the associated infrastructure often has a functional and operational need to be located near freshwater bodies. It is vital that irrigation and stockwater infrastructure is explicitly recognised as a matter for consideration.	Amend NATC-MD6: "... <u>3. Where regionally significant infrastructure, including for irrigation and stockwater, has a functional and operational need to locate within the applicable setback width.</u> "
210.35	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O1	Amend	Recognise the importance of protecting outstanding natural features and landscapes. However, need to be able to operate, maintain, upgrade, and develop the irrigation network and Council's stockwater network, which are important for the community's social and economic wellbeing.	Amend NFL-O1:  "Outstanding natural features are, <u>where reasonably practicable</u> , protected from land use or development that would adversely affect the values of these features."
210.36	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O2	Amend	Recognise the importance of protecting outstanding natural features and landscapes. However, the submitter needs to be able to operate, maintain, upgrade and develop the irrigation network and Council's stockwater network, which are important for the community's social and economic wellbeing.	Amend NFL-O2:  "Outstanding natural landscapes are, <u>where reasonably practicable</u> , protected from land use or development that would adversely affect the values of these features."
210.37	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P1	Amend	The use of 'avoiding' is inappropriately restrictive, given the significance of the Waimakariri River for the District's social and economic wellbeing, and the existing infrastructure that is located within and adjacent to it.	Amend NFL-P1: "... 1. avoiding, <u>where practicable, or otherwise remedying, mitigating or offsetting</u> , use and development that detracts from the very high biophysical values and high sensory and associative values identified in NFL-APP1 for the Waimakariri River; 2. avoiding, <u>where practicable, or otherwise remedying, mitigating or offsetting</u> , use and development that detracts from the very high biophysical and sensory values, and high associative values of the Ashley River/Rakahuri Saltwater Creek Estuary identified in NFL-APP1, including on: ...."
210.39	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P4	Support	Support the recognition of significant amenity landscapes. It is appropriate to manage adverse effects in these circumstances.	Retain NFL-P4 as notified.
210.40	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	General	Amend	It is important there is adequate recognition of all existing irrigation and stockwater infrastructure farming properties, some of which are within the natural features and landscapes overlays, as well as future/new infrastructure which may be reasonably required in those overlays.	Insert new policy:  " <u>Recognise that there may be irrigation and stockwater activities in areas identified as outstanding natural features and landscapes, or significant amenity landscapes, and that those activities have a functional and operational need to locate in that landscape.</u> "
210.41	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R5	Amend	The Waimakariri River Outstanding Natural Feature contains a number of structures essential for the operation and maintenance of significant infrastructure, including Browns Rock intake point. Submitter has sought that this overlay is amended to exclude its infrastructure. It is important that any new structures in this location are not unnecessarily restricted in order to enable the scheme's smooth functioning.	Amend the default activity status of the Waimakariri River from Non-Complying to Restricted Discretionary.
210.42	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	NFL - Ahuatanga o te whenua - Natural features and landscapes	Appendix	NFL-APP1	Oppose	NFL-APP1 lists as 'likely threats' to the Waimakariri Outstanding Natural Features a number of activities that already exist, such as irrigation canals. Seek amendment to ensure that ongoing operation, maintenance and upgrading of these existing activities is not prevented.	Amend NFL-APP1 to rectify that a number of activities identified as 'threats' are already located in the Waimakariri Outstanding Natural Feature.
210.43	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketū whenua - Earthworks	Activity Rules	General	Support	WIL irrigation and stockwater networks are critical for wellbeing of the District and WIL should be enabled to operate, maintain, upgrade and develop its infrastructure. Include a permitted activity rule enabling maintenance and upgrade of irrigation network without requirement for resource consent. Alternatively, amend earthworks rules to recognise irrigation network maintenance and upgrades as a permitted activity.	Amend to include new rule:  " <u>Earthworks associated with the maintenance and upgrading of community scale irrigation and stockwater infrastructure.</u> <u>Activity Status: Permitted</u> "
210.44	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketū whenua - Earthworks	Activity Rules	General	Support	WIL is committed to undertake further works such as managed aquifer recharge and targeted stream augmentation. These are likely to be significant for future water quality and should be separately provided for as a permitted activity, noting regional plan controls on the establishment of these activities.	Amend to include new rule:  " <u>Earthworks associated with targeted stream augmentation and managed aquifer recharge.</u> <u>Activity Status: Permitted</u> "

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
210.45	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Policies	EW-P1	Amend	Support EW-P1 enabling earthworks subject to other relief sought, but given the importance of irrigation and stockwater infrastructure in the District, recognise earthworks needed for the operation, maintenance, upgrade or development of its infrastructure.	Amend EW-P1: "... <u>8. are necessary for the operation, maintenance, upgrade or development of regionally significant infrastructure, including irrigation and stockwater infrastructure.</u> "
210.46	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Policies	EW-P2	Amend	Support EW-P2 enabling earthworks, subject to other relief sought, but given the importance of irrigation and stockwater infrastructure in the District, recognise earthworks needed for the operation, maintenance, upgrade or development of its infrastructure.	Amend EW-P2: "... <u>4. are necessary for the operation, maintenance, upgrade or development of irrigation and stockwater infrastructure.</u> "
210.47	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Policies	EW-P3	Amend	Important to protect sites of significance to Māori but amend EW-P3 to recognise offsetting may sometimes be a more suitable option than avoiding, remedying or mitigating adverse effects and should be an alternative.	Amend EW-P3:  "Earthworks avoid, remedy, or mitigate, <u>or offset</u> adverse effects on archaeological sites and sites and areas of significance to Māori, by having regard to: ..."
210.48	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Policies	EW-P6	Amend	Recognise the importance of protecting surface water bodies, avoiding contamination and adverse effects on mahinga kai, but for irrigation and stockwater infrastructure adverse effects may not be able to be avoided in all circumstances. Sufficient flexibility is required to enable management of effects to not prevent safe and efficient operation, maintenance, upgrade and development of regionally significant infrastructure.	Amend EW-P6:  "Avoid <u>Manage</u> adverse effects of earthworks on ground and surface water bodies that could result in water contamination and adverse effects on mahinga kai."
210.49	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R1	Amend	Waimakariri Irrigation Ltd (WIL) infrastructure is important in the District. Prefer a separate permitted activity rule or permitted activity rules that explicitly apply to the maintenance or upgrade of irrigation and stockwater infrastructure. WIL needs to operate, maintain, upgrade and develop its infrastructure without unnecessary resource consent requirements.	Amend EW-R1 (3) and new (4): "... 3. the earthworks are contained within ground previously disturbed through construction of the road, footpath, cycleway, track, carpark or accessway.; <u>and 4. the earthworks are for the maintenance or upgrade of regionally significant infrastructure, including for community scale irrigation and stockwater.</u> "
210.50	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R3	Amend	Waimakariri Irrigation Ltd infrastructure is important in the District and would prefer separate permitted activity rule. Alternatively support permitted activity rules and apply to the maintenance or upgrade of irrigation and stockwater infrastructure to allow submitter to undertake these functions without resource consent.	Amend EW-R3:  "Earthworks for maintenance of public <u>or community scale</u> water races or drains ... 3. the activity is undertaken by the Crown, Regional Council, District Council or their nominated agent, <u>or the operator of established community-scale irrigation and stockwater infrastructure.</u> "
210.51	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R5	Oppose	Given the importance of Waimakariri Irrigation Limited's (WIL's) infrastructure in the Waimakariri District, a stand-alone permitted activity rule is preferred (see above). In the alternative, WIL supports the proposed permitted activity rules provided they are explicitly applicable to the maintenance or upgrade of irrigation and stockwater infrastructure. It is vital that WIL can operate, maintain, upgrade and develop its infrastructure without unnecessary consenting requirements.	Amend EW-R5: "... <u>5. the earthworks are necessary to enable the maintenance or upgrading of regionally significant infrastructure, including for established community scale irrigation and stockwater infrastructure.</u> "
210.52	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R8	Oppose	EI-R10 applies to quarrying and there is no permitted activity rule for earthworks for underground infrastructure. It is not clear if the rule applies only only to quarrying, or to other types of underground infrastructure.	Amend EI-R8 to clarify intended application of the rule.
210.53	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R11	Oppose	Support inclusion of earthworks catch-all rule as a permitted activity.	Retain EW-R11 as notified.
210.54	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S1	Oppose	Limiting earthworks on a per site basis creates consenting requirements for linear infrastructure, where the per-site limits are not relevant to the length of the infrastructure e.g. canals and races, in each site. Seek that such infrastructure is exempt from limits.	Amend standards to provide for earthworks for linear infrastructure, not cubic metres per site: General Rural Zone, Rural Lifestyle Zone, Special Purpose Zone (Kāinga Nohoanga) - sites outside of Tuahiwi Precinct: 500m <sup>3</sup> or 100m <sup>3</sup> per ha, whichever is greater, <u>unless the earthworks are for the operation, maintenance or upgrading of regionally significant infrastructure that is linear in nature e.g. canals and races.</u>
210.55	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S2	Oppose	The standard requires resource consent for linear infrastructure, which is often located along property boundaries. Seek that such infrastructure is exempt from limits.	Amend EW-S2 to provide for linear infrastructure earthworks that often lies adjacent to boundaries:  "1. Earthworks more than 300mm in height or depth shall be set back a minimum of 2m from any boundary of a site in different ownership, <u>unless the earthworks are for the operation, maintenance or upgrading of regionally significant infrastructure that is linear in nature e.g. canals.</u> "
210.56	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S3	Oppose	Waimakariri Irrigation Limited infrastructure traverses much of the district and may be within 50 metres of a mapped wetland or 20 metres of a stream or river, without earthworks affecting waterbodies. Seek that earthworks for infrastructure are exempt from such requirements to avoid resource consent requirements.	Amend EW-S3: "... <u>Except where the earthworks are for the operation, maintenance or upgrading of regionally significant infrastructure that is linear in nature e.g. canals.</u> "
210.57	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S5	Support	EW-S5 is generally appropriate.	Retain EW-S5 as notified.

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210.58	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S6	Support	EW-S6 is generally appropriate.	Retain EW-S6 as notified.
210.59	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S7	Oppose	Excavation of stockwater races is essential for safe and efficient functioning of races and standards should not restrict these works.	Amend EW-S7 to provide for stockwater races:  "1. While earthworks are being undertaken or rehabilitated, sediment from the earthworks shall be prevented from entering any water body, drain or stockwater race, <u>except where the works are for the maintenance of stockwater races, in which case methods shall be implemented to reduce the suspension of sediment</u> ."
210.60	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD1	Amend	Generally support EW-MD1, but should include consideration of the effect of proposed earthworks on the safe and efficient functioning of infrastructure.	Amend EW-MD1 to add new matter:  " <u>x. the safe and efficient functioning of infrastructure.</u> "
210.61	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD2	Amend	Generally support EW-MD2 but also include consideration of the effects of proposed earthworks on safe and efficient functioning of infrastructure.	Amend EW-MD2 to add new matter:  " <u>x. the safe and efficient functioning of infrastructure.</u> "
210.62	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD3	Amend	General support for EW-MD3 but include consideration of effects of proposed earthworks on the safe and efficient functioning of infrastructure.	Amend EW-MD3 to add new matter:  " <u>x. the safe and efficient functioning of infrastructure.</u> "
210.63	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD4	Amend	General support for EW-MD4 but include consideration of effects of proposed earthworks on the safe and efficient functioning of infrastructure.	Amend EW-MD4 to add new matter:  " <u>x. the safe and efficient functioning of infrastructure.</u> "
210.64	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD5	Amend	General support for EW-MD5 but include consideration of effects of proposed earthworks on the safe and efficient functioning of infrastructure.	Amend EW-MD5 to add new matter:  " <u>x. the safe and efficient functioning of infrastructure.</u> "
210.65	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD7	Amend	General support for EW-MD7 but include consideration of effects of proposed earthworks on the safe and efficient functioning of infrastructure.	Amend EW-MD7 to add new matter:  " <u>x. the safe and efficient functioning of infrastructure.</u> "
210.66	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of Waimakariri Irrigation Limited	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD8	Amend	General support for EW-MD8 but include consideration of effects of proposed earthworks on the safe and efficient functioning of infrastructure.	Amend EW-MD8 to add new matter:  " <u>x. the safe and efficient functioning of infrastructure.</u> "
211.1	McCracken and Associates Limited Kim McCracken - on behalf of B & A Stokes	Planning Maps	General	General	Amend	Rezone 81 Gressons Road and 1375 Main North Road, Waikuku ('the site'), to Large Lot Residential Zone, amend objectives and policy, and adopt Outline Development Plan, to enable development and subdivision for rural-residential purposes. The site is within close proximity to Woodend and Pegasus and accessible to community facilities and amenities. Development of the site would allow integration with existing settlement via Gressons Road and access would be from Gressons Road with no impact on State Highway 1. The site has the ability to connect to services, stormwater management can be provided, and there is no flood risk. An assessment concludes there are no coastal hazard issues for the site, including groundwater level rise associated with sea level rise. Assessments also conclude that there are no geotechnical or ground contamination matters to prelude development. Issues regarding a private road which connected Gressons Road to McDonald Lane at the north end of the settlement have been resolved. The submitters intend to consult with Iwi. The submitters have completed similar rural residential development. Development of the site can satisfy the matters of the Canterbury Regional Policy Statement for rural residential development, including those in Policy 6.3.9. The Draft Rural-Residential Development Strategy identified the site as a Secondary Growth Area, and supports expansion of further rural-residential growth to the south of the existing Residential 4B settlement, including the site.	Rezone 81 Gressons Road and 1375 Main North Road to Large Lot Residential Zone from Rural Lifestyle Zone. Adopt and include the Outline Development Plan (refer to Appendix 8 in the full submission).
211.2	McCracken and Associates Limited Kim McCracken - on behalf of B & A Stokes	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Support	Support UFD-P3, which enables development of new Large Lot Residential Zones (LLRZs) where they have been included in the Rural Residential Development Strategy. The submitter's request to rezone 81 Gressons Road and 1375 Main North Road, Waikuku to LLRZ is consistent with UFD-P3.	Support UFD-P3, which enables development of new Large Lot Residential Zones (LLRZs) where they have been included in the Rural Residential Development Strategy. The submitter's request to rezone 81 Gressons Road and 1375 Main North Road, Waikuku to LLRZ is consistent with UFD-P3.
211.3	McCracken and Associates Limited Kim McCracken - on behalf of B & A Stokes	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	Support SUB-O1 in principle, however seek amendment to recognise that rural residential is a desirable housing choice and part of a flexible and diverse housing market, and which should be included in the subdivision design objectives; in order to give effect to the submitter's request to rezone 81 Gressons Road and 1375 Main North Road, Waikuku to Large Lot Residential Zone.	Amend SUB-O1: "... 2. Consolidates urban <u>and rural residential</u> development and maintains rural character except where required for, and identified by the District Council, for urban <u>or rural residential</u> development. ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
211.4	McCracken and Associates Limited Kim McCracken - on behalf of B & A Stokes	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Support	Support the approach in SUB-P6 to the preparation and use of Outline Development Plans, as it helps give effect to the submitter's request to rezone 81 Gressons Road and 1375 Main North Road, Waikuku to Large Lot Residential Zone.	Support the approach in SUB-P6 to the preparation and use of Outline Development Plans.
211.5	McCracken and Associates Limited Kim McCracken - on behalf of B & A Stokes	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P12	Support	Support the approach in RESZ-P12 to the preparation and use of Outline Development Plans, as it helps give effect to the submitter's request to rezone 81 Gressons Road and 1375 Main North Road, Waikuku to Large Lot Residential Zone.	Support the approach in RESZ-P12 to the preparation and use of Outline Development Plans.
211.6	McCracken and Associates Limited Kim McCracken - on behalf of B & A Stokes	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P5	Support	Support the approach in LLRZ-P5 to the preparation and use of Outline Development Plans, as it helps give effect to the submitter's request to rezone 81 Gressons Road and 1375 Main North Road, Waikuku to Large Lot Residential Zone.	Support the approach in LLRZ-P5 to the preparation and use of Outline Development Plans.
212.1	Chapman Tripp - Ben Williams, Kirsty Jacomb	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle zoning for 149, 197, 243 and 287 Boys Road, 4,137, 150 and 228 Marsh Road, 2, 10, 24, 28, 32 and 34 Dunlops Road, 17 and 21 Gefkins Road, 109 Camside Road, and part of 65 Northbrook Road. Seek rezoning to General Residential Zone, with some commercial zoning as required to service that area.	Rezone the land General Residential Zone with commercial zoning as required to service that area.
212.2	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of CSI Property	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle and Large Lot Residential zoning of 1271, 1273, 1275, 1277, 1279, 1319, 1355, 1369 Main North Road and Part 1323 Main North Road; 5, 99 and 169 Wards Road, 109, 117, 121, 145 and 319 Gressons Road, Parts of 150 Gressons Road (South of Gressons Road) and 209 Gressons Road (the part to the South East of Gressons Road). Rezone to General Residential Zone with some commercial zoning as required to service that area.	Rezone the land General Residential Zone with commercial zoning as required to service that area.
212.3	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of CSI Property	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle zoning of 301 Bradleys Road and rezone to General Residential Zone and Large Lot Residential Zone, with commercial zoning as required to service that area.	Rezone land General Residential Zone with commercial zoning as required to service that area.
212.4	Chapman Tripp - Ben Williams, Kirsty Jacomb - on behalf of CSI Property	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle zoning of 175 and 183 Main North Road, and 12 and 20 Neeves Road. Rezone to General Industrial Zone, with commercial zoning as required to service that area.	Rezone the land General Industrial Zone.
213.1	Ruth and Bruno Zahner	Planning Maps	General	General	Amend	The West Rangiora Development Area (WR) relies on a new, untested and highly discretionary certification process. Certification lapses within 3 years if the development is not completed, and the land is not rezoned until all land has been certified and developed. Rezone 70 Oxford Road and other land within WR to meet requirements of the National Policy Statement on Urban Development 2020, and there is a shortage of land for housing.  Under the section "Land Use Plan", support minimum lot size of 500m <sup>2</sup> , but oppose minimum density of 15 households per ha applied to submitter's property due to constraint of the location of existing dwelling; 10-12 lots per ha would be more appropriate. Under the section "Open Space and Stormwater Reserves" object to "The optimal location for a stormwater reserve to cater for the catchment of development north of Oxford Road, west of Brick Kiln Road in a comprehensive manner is at the south-eastern point within this area of land". This is not the optimal location as it is uncertain if and when that land will be developed. In comparison, submitter's intention is to make the land available immediately. Support the proposal for on-site smaller stormwater reserves, soak pits, swales and/or raingardens for the reasons outlined, i.e. fragmented property ownership and possible site by site development.	Rezone 70 Oxford Road, Rangiora and other properties within the West Rangiora Development Area to General Residential Zone.
213.2	Ruth and Bruno Zahner	WR - West Rangiora	General	General	Amend	The West Rangiora Development Area (WR) relies on a new, untested and highly discretionary certification process. Certification lapses within 3 years if the development is not completed, and the land is not rezoned until all land has been certified and developed. Rezone submitter's property at 70 Oxford Road and other land within WR to meet requirements of the National Policy Statement on Urban Development 2020, and there is a shortage of land for housing.  Under the section "Land Use Plan", support minimum lot size of 500m <sup>2</sup> , but oppose minimum density of 15 households per ha applied to submitter's property due to constraint of the location of existing dwelling; 10-12 lots per ha would be more appropriate. Under the section "Open Space and Stormwater Reserves" object to "The optimal location for a stormwater reserve to cater for the catchment of development north of Oxford Road, west of Brick Kiln Road in a comprehensive manner is at the south-eastern point within this area of land". This is not the optimal location as it is uncertain if and when that land will be developed. In comparison, submitter's intention is to make the land available immediately. Support the proposal for on-site smaller stormwater reserves, soak pits, swales and/or raingardens for the reasons outlined, i.e. fragmented property ownership and possible site by site development.	Delete provisions relating to the certification process.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
213.3	Ruth and Bruno Zahner	WR - West Rangiora	Appendix	Rangiora West Outline Development Plan - Open Space and Stormwater Reserve	Amend	<p>The West Rangiora Development Area (WR) relies on a new, untested and highly discretionary certification process. Certification lapses within 3 years if the development is not completed, and the land is not rezoned until all land has been certified and developed. Rezone 70 Oxford Road and other land within WR to meet requirements of the National Policy Statement on Urban Development 2020, and there is a shortage of land for housing.</p> <p>Under the section "Land Use Plan", support minimum lot size of 500m<sup>2</sup>, but oppose minimum density of 15 households per ha applied to submitter's property due to constraint of the location of existing dwelling; 10-12 lots per ha would be more appropriate. Under the section "Open Space and Stormwater Reserves" object to "The optimal location for a stormwater reserve to cater for the catchment of development north of Oxford Road, west of Brick Kiln Road in a comprehensive manner is at the south-eastern point within this area of land". This is not the optimal location as it is uncertain if and when that land will be developed. In comparison, submitter's intention is to make the land available immediately. Support the proposal for on-site smaller stormwater reserves, soak pits, swales and/or raingardens for the reasons outlined, i.e. fragmented property ownership and possible site by site development.</p>	Delete sentence in paragraph eight which refers to an optimal location for a stormwater reserve, as follows: "The optimal location for a stormwater reserve to cater for the catchment of development north of Oxford Road, west of Brick Kiln Road in a comprehensive manner is at the south-eastern point within this area of land".
213.5	Ruth and Bruno Zahner	WR - West Rangiora	Appendix	Rangiora West Outline Development Plan - Land Use	Amend	<p>The West Rangiora Development Area (WR) relies on a new, untested and highly discretionary certification process. Certification lapses within 3 years if the development is not completed, and the land is not rezoned until all land has been certified and developed. Rezone 70 Oxford Road and other land within WR to meet requirements of the National Policy Statement on Urban Development 2020, and there is a shortage of land for housing.</p> <p>Under the section "Land Use Plan", support minimum lot size of 500m<sup>2</sup>, but oppose minimum density of 15 households per ha applied to submitter's property due to constraint of the location of existing dwelling; 10-12 lots per ha would be more appropriate. Under the section "Open Space and Stormwater Reserves" object to "The optimal location for a stormwater reserve to cater for the catchment of development north of Oxford Road, west of Brick Kiln Road in a comprehensive manner is at the south-eastern point within this area of land". This is not the optimal location as it is uncertain if and when that land will be developed. In comparison, submitter's intention is to make the land available immediately. Support the proposal for on-site smaller stormwater reserves, soak pits, swales and/or raingardens for the reasons outlined, i.e. fragmented property ownership and possible site by site development.</p>	Amend relevant provisions relating to identified constraints to development (ie. existing dwelling) to include existing dwellings as one of the identified constraints, allowing for a density of 12 households per ha.
214.1	McCracken and Associates Limited Kim McCracken - on behalf of B & A Stokes	Planning Maps	General	General	Amend	<p>Rezone 130 Gressons Rd, Waikuku (144ha) to a combination of General Residential Zone and Medium Residential Zone.</p> <p>The site can provide for residential development at an appropriate scale with a range of section and housing opportunities, as a coordinated and integrated part of Woodend-Ravenswood residential community, and will consolidate development around the Key Activity Centre at Ravenswood. The site could be serviced by reticulated services, and accessed by road connections from Ravenswood and Gressons Road (Gressons Rd – State Highway 1 intersection upgrade required). There are no natural hazards that preclude the development. Any reverse sensitivity effects on the more sensitive adjoining properties, road network, or matters of critical cultural value and significance can be mitigated. The site can make a valuable contribution to urban growth in the District. It is already identified for Large Lot Residential development, and is identified for future growth at Ravenswood-Woodend.</p> <p>The rezoning is consistent with SD-O2 and UFD-P2. It would be consolidated and integrated with the urban environment. It achieves Policy 1, 2 and 8 of the National Policy Statement on Urban Development. It gives effect to Chapter 5, Chapter 6, and Chapter 16 of the Canterbury Regional Policy Statement. It is consistent with Greater Christchurch Recovery Strategy outcomes. Extensive consultation and critical assessment with Iwi is proposed.</p>	Rezone 130 Gressons Rd, Waikuku from Rural Lifestyle Zone to General and Medium Density Residential Zone, or identify as 'New Development Area – Ravenswood-Woodend'. Adopt and insert the Outline Development Plan (refer to Appendix 3 of the full submission).
214.2	McCracken and Associates Limited Kim McCracken - on behalf of B & A Stokes	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Support	Support approach for Outline Development Plans, including in SUB-P6; it supports the submitter's request to rezone 130 Gressons Rd, Waikuku (144ha) to a combination of General Residential Zone and Medium Residential Zone.	Support the approach, preparation, and use of Outline Development Plans, specifically SUB-P6.
214.3	McCracken and Associates Limited Kim McCracken - on behalf of B & A Stokes	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P12	Support	Support approach for Outline Development Plans, including in RESZ-P12; it supports the submitter's request to rezone 130 Gressons Rd, Waikuku (144ha) to a combination of General Residential Zone and Medium Residential Zone.	Support the approach, preparation, and use of Outline Development Plans, specifically RESZ-P12.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
215.1	Woodwater Limited - C/- Anthony Harper Lawyers	Planning Maps	General	General	Amend	<p>Rezone land on Judsons Road, Woodend Beach Road, Copper Beech Road and Petries Road, Woodend (refer to full submission for list of properties) from Rural Lifestyle Zone (RLZ) to residential uses. This land will be an island of rural land surrounded by urban land being General Residential and Special Purpose Kainga Nohoanga Zone. To the east and south of the relevant land, land has been rezoned as either Open Space Zone or Large Lot Residential zoning. This is not sound resource management practice, as it is likely to result in significant constraints on rural activities under the RLZ provision, and not be capable of reasonable use.</p> <p>The land is within the projected infrastructure boundary (PIB) in Map A to Chapter 6 of the Canterbury Regional Policy Statement which identifies the extent of urban development for Greater Christchurch. This indicates areas to be serviced with urban infrastructure and can be ahead of rezoning.</p> <p>Rezone the land within the PIB to enable residential use at a density appropriate to context as the location would consolidate residential development at Woodend. There are benefits for plan-enabled housing capacity under the National Policy Statement on Urban Development 2020 which assists achieving the purpose of the Resource Management Act 1991.</p>	Rezone the identified land on Judsons Road, Woodend Beach Road, Copper Beech Road and Petries Road, Woodend (refer to full submission for list of properties) for residential use such as General Residential zoning and/or Medium Density Residential Zone with incorporating the Medium Density Residential Standards identified in the Resource Management (Enabling Housing Supply and Other Matters) Bill 2021. Large Lot Residential zoning may also be appropriate for part of the identified land.
216.1	Marie Bax	Planning Maps	General	General	Amend	<p>Rezone 331 Woodend Beach Road (part of Māori Reserve 873 and proposed Special Purpose Zone - Kainga Nohoanga which confers similar rights and restrictions as the Rural Lifestyle Zone (RLZ)) General Residential Zone (GRZ) or Large Lot Residential Zone (LLRZ).</p> <p>The NZ Traffic Agency have tentative plans for either a roundabout or a traffic light-controlled intersection for the five feeder roads at their convergence with the Main North Road (State Highway 1). This will require land from 331 Woodend Beach Road and 1 Judson Road, which will further reduce the viability of the property for primary production. The reason for rezoning is that no new development has occurred there for 20 years, the land is not suitable for intensive farming or horticulture. The site is suitable for residential housing due to excellent vehicle access to Kaiapoi, Rangiora and Christchurch City, a primary school is very close, the Business area and Community Centre and most amenities are easy walking/cycling distance, the land is free draining and soils are of relatively low fertility, it is more compatible with the GRZ or LLRZ than the RLZ, and the land is much closer to the epicentre of the town, which has straggled northward over the last decade.</p>	Amend the zoning for 331 Woodend Beach Road to General Residential Zone or Large Lot Residential Zone
217.1	Cheryl Anne Judson	Planning Maps	General	General	Amend	<p>Rezone 1 Judson Road (4ha) and 328 Woodend Beach Road (2,428m<sup>2</sup>) from Rural Lifestyle Zone (RLZ) to General Residential Zone (GRZ). Alternatively, apply a moratorium period of up to 5 years in order to provide some certainty, or prioritise 1 Judsons Road for rezoning due to its size. Both properties are peri-urban; 1 Judson Road adjoins Woodend's residential zone. Both properties are flat, free-draining, and of low-medium soil fertility. They are currently used for grazing, with urban proximity precluding intensive use. There is excellent access to main centres which avoids internal State Highway transit. A primary school is close with traffic light crossing, other town services are within walking/cycling distance. The properties are more compatible with GRZ than RLZ. Woodend is growing fast. The southern approach to Woodend is congested and unsafe with action overdue and inconsistent zoning. These properties are closer to Woodend's town centre, which has straggled northwards. Council focused on Rangiora and Kaiapoi when allocating 450ha of land for growth; Woodend should have had 10% (50ha) of this, especially with Pegasus being almost fully occupied. Waka Kotahi's tentative plans (refer to submission for roundabout or lights controlled intersection solution plans) to upgrade State Highway 1 if the Bypass does not proceed, could partly encroach on 1 Judson Road and 331 Woodend Beach Road. Submitter would support the roundabout option, which would involve negotiations for land acquisition for part of their property, although submitter would prefer their whole property is purchased. Submitter would prefer such an acquisition to be based on a residential zone property value.</p>	Rezone 1 Judson Road, Woodend and 328 Woodend Beach Road, Woodend from Rural Lifestyle Zone to General Residential Zone.
219.1	Ngai Tahu Forestry - Tanya Stevens	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R2	Amend	Amend RLZ-R2 to align activity status for forestry with the National Environmental Standards for Plantation Forestry, or limit Council's discretion for forestry applications, including limits on notification.	Permit forestry over 1ha to better align with National Environmental Standards for Plantation Forestry, or as secondary relief, amend applicable matters of discretion and support limited notification and preclusion of public notification for restricted discretionary activities as notified.
219.2	Ngai Tahu Forestry - Tanya Stevens	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD1	Amend	Matters of discretion are appropriate but amend to align with the National Environmental Standards for Plantation Forestry, particularly for forestry adjacent to Outstanding Natural Landscape and Significant Natural Areas but not within those areas.	Amend RURZ-MD1 to better align with the National Environmental Standards for Plantation Forestry.
219.3	Ngai Tahu Forestry - Tanya Stevens	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD3	Amend	Matters of discretion are appropriate but amend to align with National Environmental Standards for Plantation Forestry. In particular reverse sensitivity is not relevant as forestry is common in rural areas.	Amend RURZ-MD3 to align with National Environmental Standards for Plantation Forestry and delete matter (4).

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219.4	Ngai Tahu Forestry - Tanya Stevens	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD4	Amend	Matters of discretion are appropriate but amend to align with the National Environmental Standards for Plantation Forestry and reverse sensitivity is not considered necessary.	Amend RURZ-MD4 to align with National Environmental Standards for Plantation Forestry and delete matter (3).
219.5	Ngai Tahu Forestry - Tanya Stevens	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R13	Oppose	The National Environmental Standards for Plantation Forestry uses restricted discretionary activity status for forestry within Outstanding Natural Landscapes and Outstanding Natural Features. Seeks discretionary rather than non-complying activity status for better alignment, to recognise the s104D 'gateway' test is overly onerous for forestry and retain ability to decline an application while having full discretion.	Amend activity status to discretionary for better alignment with the National Environmental Standards for Plantation Forestry.
219.6	Ngai Tahu Forestry - Tanya Stevens	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R7	Oppose	The National Environmental Standards for Plantation Forestry has a restricted discretionary activity status for forestry within Significant Natural Areas. Greater alignment is sought by amending activity status of ECO-R7 from non-complying to discretionary. Council would still be able to decline applications, and would have greater discretion than under a restricted discretionary activity. The 'gateway' test of Section 104D of the Resource Management Act 1991 is too onerous for forestry.	Amend activity status of ECO-R7 to discretionary to better align with National Environmental Standards for Plantation Forestry.
219.7	Ngai Tahu Forestry - Tanya Stevens	EW - Ketuketu whenua - Earthworks	Advice Notes	EW-AN1	Support	Support the clarity provided by the advice note for forestry earthworks and the relationship between the Proposed District Plan and the National Environmental Standards for Plantation Forestry.	Retain EW-AN1 as notified.
220.1	Stuart and Claire Morris	Planning Maps	General	General	Amend	Rezone 116-124 Williams Street, Kaiapoi to Local Centre Zone (LCZ) from General Residential Zone, as it is across the road from LCZ. The properties have a long history of commercial/business use, are specifically built for the purpose, and are unlikely to change.	Rezone 116-124 Williams Street to Local Centre Zone.
221.1	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	Definitions	Definitions	Definition of relocatable building	Oppose	In the Operative District Plan, relocatable buildings are provided for in the definition of 'construction activities'. In the Proposed District Plan there is a separate definition for 'relocatable buildings' and the definition of 'construction work' only references buildings implying permitted construction works do not cover relocatable buildings. Communication with the Council confirmed, relocated buildings are treated in the same way as any other residential building and seeks clarity to ensure this is provided for in the Proposed District Plan. Delete the definition of 'relocatable buildings' so relocatable buildings are included in the definition of 'building'.	Delete the definition of 'relocatable buildings'. Amend the definition of 'construction work' to include: " <u>for the avoidance of doubt, installation of a building includes the relocation and resiting of a building</u> " or words to that effect.
221.2	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	TEMP - Nga mahi taupua - Temporary activities	Activity Rules	TEMP-R6	Amend	Delete definition of 'relocatable building' from the Proposed District Plan and replace 'relocatable building' with 'buildings' in TEMP-R6 to apply generally to all buildings.	Amend TEMP-R6 to delete reference to 'relocatable buildings' and to apply to all Zones:  "TEMP-R6 Temporary storage of a building <u>All zones Except Commercial and Mixed Use Zones and the Pines Beach and Kairaki Regeneration Zone</u> Activity status: PER Where: 1. the building is temporarily being stored prior to <u>permanent siting or</u> transfer to another site; 2. <u>in all zones apart from Industrial Zones</u> a maximum of one <del>relocatable</del> -building is stored on-site for a maximum of six months within any 24 month period and; 3. during the storage period, the <del>relocatable</del> building is not connected to any water, wastewater, or electricity supply, and is not to be fixed to the ground; and 4. the <del>relocatable</del> building meets the setback, building coverage and height rules for the zone in which the site is located."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
221.3	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	TEMP - Nga mahi taupua - Temporary activities	Activity Rules	TEMP-R6	Amend	Request new temporary activity rule to permit temporary storage of a building in the Pines Beach and Kairaki Regeneration Zone, subject to standards that are currently part of the definition of 'relocatable building' (as the current definition of relocatable building includes specific standards applicable to Pines Beach and the Kairaki Regeneration Zone, this will retain those provisions even though the definition is deleted and will create a new temporary building storage rule specific to that zone). The permitted activity standards sought at Schedule 1 provide that the building shall be located on permanent foundation no later than [2] months of the building being moved to the site. Submitter recognises that this presents a difference between the proposed permitted activity standards and the proposed TEMP-R6 rule (at Schedule 3) where a relocatable building in any zone apart from Industrial Zones, can be stored up to 6 months. However this does not create a conflict, as it is two different rules pertaining to different activities; temporary storage of relocatable buildings, and installation of relocatable buildings.	Insert new TEMP-R6A:  " <u>Temporary Storage of a Building</u> <u>Pines Beach and Kairaki Regeneration Zone</u> <u>Activity status:</u> PER <u>Where:</u> <u>1. the standards in Rule TEMP-R6 are met;</u> <u>2. the building shall be generally of timber or metal framing and exclude any structures that have cast in situ concrete walls, concrete block walls, brick and stone walls (including brick veneer), unless such structures are certified by a qualified structural engineer to be of a specific design which would enable at least the greater part of the building to be relocated if required;</u> <u>3. the building can be removed from the site in less than seven consecutive days;</u> <u>4. the building is fully self-contained or able to disconnect from Council reticulated services in less than two days; and a statement of professional opinion is provided which confirms that the proposed building is relocatable and is suitable to be established on the site. This shall be provided by a suitably qualified and experienced Structural Engineer, Architect, Architectural Designer or similar</u> <u>Activity status when compliance not achieved:</u> RDIS <u>Matters of discretion are restricted to:</u> <u>TEMP-MD1 - Character and amenity values</u> <u>TEMP-MD2 - Transport</u> <u>TEMP-MD3 - Site alteration, disturbance and remediation</u> <u>TEMP-MD4 - Public safety and security</u> SPZ-PBKR-MD1 –Development desion and scale"
221.4	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	GRZ – General Residential Zone	Activity Rules	GRZ-R1	Amend	Support inclusion of permitted activity standards that are specific to moveable buildings, in the relevant construction activity table in each zone.	Seek a simple set of permitted activity standards be incorporated into the permitted activity construction rule in each zone which reflects GRZ-R1 to address "moveable construction" i.e. relocatable buildings.
221.5	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	Definitions	Definitions	Definition of construction work	Amend	Ensure relocatable buildings are included in construction work activities by amending the definition of 'construction work' to add "for the avoidance of doubt, installation of a building includes the relocation and resiting of a building" or words to that effect.	Amend the definition of 'construction work': "... <u>for the avoidance of doubt, installation of a building includes the relocation and resiting of a building."</u>
221.6	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R1	Amend	Support the inclusion of a rule relating to moveable buildings, but seek amendment to the current rule.	Amend LLRZ-R1:  "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved:</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
221.7	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R1	Amend	Support the inclusion of a rule relating to moveable buildings, but seek amendment to the current rule.	Amend MRZ-R1:  "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved:</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
221.8	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	SETZ – Settlement Zone	Activity Rules	SETZ-R1	Amend	Support the inclusion of a rule relating to moveable buildings, but seek amendment to the current rule	Amend SETZ-R1:  "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved:</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
221.9	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R1	Amend	Seek inclusion of permitted rule relating to moveable buildings, and amend the relevant rule in all zones.	Amend GRUZ-R1:  "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved;</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
221.10	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R1	Amend	Seek inclusion of permitted rule relating to moveable buildings, and amend the relevant rule in all zones.	Amend RLZ-R1:  "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved;</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
221.11	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R1	Amend	Seek inclusion of permitted rule relating to moveable buildings, and amend the relevant rule in all zones.	Amend NCZ-R1:  "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved;</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
221.12	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	LCZ - Local Centre Zone	Activity Rules	LCZ-R1	Amend	Seek inclusion of permitted rule relating to moveable buildings, and amend the relevant rule in all zones.	Amend LCZ-R1:  "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved;</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
221.13	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R1	Amend	Seek inclusion of permitted rule relating to moveable buildings, and amend the relevant rule in all zones.	Amend LFRZ-R1:  "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved;</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
221.14	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	MUZ - Mixed Use Zone	Activity Rules	MUZ-R1	Amend	Seek inclusion of permitted rule relating to moveable buildings, and amend the relevant rule in all zones.	Amend MUZ-R1:  "1. The activity complies with all built form standards (as applicable) <u>2. A building is moved;</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
221.15	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	TCZ - Town Centre Zone	Activity Rules	TCZ-R1	Amend	Seek inclusion of permitted rule relating to moveable buildings, and amend the relevant rule in all zones.	Amend TCZ-R1:  "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved;</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
221.16	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	LIZ - Light Industrial Zone	Activity Rules	LIZ-R1	Amend	Seek inclusion of permitted rule relating to moveable buildings, and amend the relevant rule in all zones.	Amend LIZ-R1:  "1. The activity complies with all built form standards (as applicable) <u>2. A building is moved;</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
221.17	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	GIZ - General Industrial Zone	Activity Rules	GIZ-R1	Amend	Seek inclusion of permitted rule relating to moveable buildings, and amend the relevant rule in all zones.	Amend GIZ-R1:  "1. The activity complies with all built form standards (as applicable) <u>2. A building is moved;</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
221.18	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R1	Amend	Seek inclusion of permitted rule relating to moveable buildings, and amend the relevant rule in all zones.	Amend HIZ-R1:  "1. The activity complies with all built form standards (as applicable) <u>2. A building is moved;</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>

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221.19	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	NOSZ – Natural Open Space Zone	Activity Rules	NOSZ-R1	Amend	Amend NOSZ-R1 to include a clause to provide for moveable buildings.	Amend NOSZ-R1:  "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved:</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
221.20	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	OSZ - Open Space Zone	Activity Rules	OSZ-R1	Amend	Amend OSZ-R1 to include a clause to provide for moveable buildings.	Amend OSZ-R1:  "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved:</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
221.21	House Movers Section of New Zealand Heavy Haulage Association - Stuart Ryan and; Jonathan Bhana-Thomson	SARZ - Sport and Active Recreation Zone	Activity Rules	SARZ-R1	Amend	Amend SARZ-R1 to include a clause to provide for moveable buildings.	Amend SARZ-R1:  "1. The activity complies with all built form standards (as applicable). <u>2. A building is moved:</u> <u>a. It shall be fixed to permanent foundations within 2 months (unless being stored as a temporary activity); and</u> <u>b. Reinstatement works to the exterior of the building shall be completed within 12 months, including connection to services, and closing in of the foundations.</u> <u>c. A building pre-inspection report to accompany the application for a building consent for the destination site which identifies all reinstatement works that are to be completed to the exterior of the building and a certification by the property owner that the reinstatement works shall be completed within the specified [12] month period."</u>
222.1	Lifestyle Irrigation - Andrew	Planning Maps	General	General	Amend	The land for DM & AD Smith Investments Ltd Flaxton Road (west) has been rezoned from Business 2 Zone to General Industrial Zone, however seek that retail activity is able to operate here. The east side of Flaxton Road, and the previous Business 2 Zone, Pak n Save and McAlpines land has been zoned Large Format Retail Zone but not the the land on Flaxton Road west.	Amend the Flaxton Road Large Format Retail Zone to include the west side of Flaxton Road (refer to full submission for map).
223.1	Fiona Aston	Planning Maps	General	General	Amend	Rezone 113 and 117 Townsend Road (8.4ha) ('the site') from Rural Lifestyle Zone to General Residential Zone (GRZ) and Medium Density Residential Zone which would accommodate approximately 100 lots. Alternatively, amend the Residential Zone provisions to provide for medium density residential development in the GRZ. Rangiora has about four years vacant land supply and given it takes 3-5 years to bring zoned land to the market there is urgency in providing additional capacity. Rezoning would help address this shortfall in the face of high demand to deliver affordable medium density housing and achieve sustainable growth. It would contribute to a well-functioning urban environment, meeting objective 6(c) of the National Policy Statement on Urban Development (NPS-UD). The site would provide for compact and continuous town growth, offer ease of access to infrastructure and amenities, and provide a high amenity environment. It is within the West Rangiora Development Area and a growth direction within the Waimakariri District Development Strategy's growth. The site is not significantly restricted by natural hazards. Any adverse effects will be minimal and mitigatable. The rezoning is an efficient use of land and infrastructure and better provides for the community's social, economic, environmental well-being than the current land use or any low density residential use. Relying on the certification process to deliver additional housing is not an efficient use of this land. There is no additional cost to the Council to rezone as there is infrastructure capacity. The rezoning is consistent with relevant objectives and policies of the Proposed District Plan, except those relating to Strategic Directions Urban Form and Development and Urban Growth which do not give effect to the NPS-UD. It is consistent with the Canterbury Regional Policy Statement as the site is within a Greenfield Priority Area and the West Rangiora Future Development Area.	Rezone 113 and 117 Townsend Road from Rural Lifestyle Zone to General Residential Zone (GRZ) and Medium Density Residential Zone, or amend the Residential Zone provisions to provide for Medium Density residential development in the GRZ.  Any further or alternative amendments to be consistent with and give effect to the intent of this submission and the interests of the Submitter, including any changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act, rezoning other parts of the West Rangiora Outline Development Plan area to deliver medium density housing.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
223.2	Fiona Aston	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Amend SD-O2(4) in order to enable to submitter's request to rezone 113 and 117 Townsend Road, Rangiora from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone. The rezoning is consistent with the Proposed District Plan's objectives and policies, except those relating to Strategic Directions Urban Form and Development and Urban Growth which are already out of step with higher order Resource Management Act 1991 statutory documents as they do not give effect to the National Policy Statement for Urban Development (and are sought to be amended through this submission). The alternative of relying on the certification process to deliver additional housing is an inefficient use of land immediately adjoining Rangiora's urban area.	Amend SD-O2(4): "... 4. provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to <u>as a minimum</u> achieve the housing bottom lines in UFD-O1; ..."
223.3	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Amend	Amend UFD-O1 in order to enable to submitter's request to rezone 113 and 117 Townsend Road, Rangiora from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone. Considers rezoning is both appropriate and necessary to achieve sustainable growth and development of Rangiora and meet the requirements of the National Policy Statement for Urban Development 2020 (NPS-UD). The proposed rezoning is consistent with the Proposed District Plan objectives and policies, except those relating to Strategic Directions Urban Form and Development and Urban Growth which are already out of step with higher order Resource Management Act 1991 statutory documents because they do not give effect to the NPS-UD (and are sought to be amended through this submission).	Amend UFD-O1:  "At least sufficient feasible development capacity for residential activity in <u>each township</u> to meet specified housing bottom lines, <u>a wide range of housing types, sizes and densities</u> and a changing demographic profile of the District as follows... <u>(updated housing capacity bottom lines);</u> "  Any further or alternative amendments to be consistent with and give effect to the intent of this submission and the interests of the Submitter, including any changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act (when it comes into force), including rezoning other parts of the West Rangiora Outline Development Plan area to deliver medium density housing.
223.4	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Amend UFD-P2 in order to enable submitter's request to rezone 113 and 117 Townsend Road, Rangiora from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone. Considers rezoning is both appropriate and necessary to achieve sustainable growth and development of Rangiora and meet the requirements of the National Policy Statement for Urban Development 2020 (NPS-UD). The proposed rezoning is consistent with the Proposed District Plan's objectives and policies, except those relating to Strategic Directions Urban Form and Development and Urban Growth which are already out of step with higher order Resource Management Act 1991 (RMA) statutory documents because they do not give effect to the NPS-UD (and are sought to be amended through this submission).	Amend UFD-P2:  "Identification/location of new Residential Development Areas In relation to the identification/location of residential development areas: 1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy; 2. for new Residential Development Areas, other than those identified by (1) above, <del>avoid</del> residential development <u>shall generally unless located so that they:</u> a. occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development; b. occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required; c. have good <u>existing or potential</u> accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport <u>to the extent that this is feasible, particularly in the case of the Small Settlement or Large Lot Residential Zones;</u> d. <del>concentrate</del> <u>encourage</u> higher density residential housing in locations <u>with good accessibility to focusing on</u> activity nodes such as key activity <u>and local</u> centres, schools, public transport routes and open space; e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes; f. are informed through the development of an ODP; g. supports reductions in greenhouse gas emissions, <u>to the extent that this is feasible, particularly in the case of the Small Settlement or Large Lot Residential Zones;</u> and h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6."  Any further or alternative amendments to be consistent with and give effect to the intent of this submission and the interests of the Submitter, including any changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act (when it comes into force), including rezoning other parts of the West Rangiora Outline Development Plan area to deliver medium density housing.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
223.5	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	Amend UFD-P6 in order to enable to submitter's request to rezone 113 and 117 Townsend Road, Rangiora from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone. Considers rezoning is both appropriate and necessary to achieve sustainable growth and development of Rangiora and meet the requirements of the National Policy Statement on Urban Development (NPS-UD). The proposed rezoning is consistent with the Proposed District Plan's objectives and policies, except those relating to Strategic Directions Urban Form and Development and Urban Growth which are already out of step with higher order Resource Management Act 1991 (RMA) statutory documents because they do not give effect to the NPS-UD (and are sought to be amended through this submission).	Amend UFD-P6:  "The release of land within the identified new development areas of Kaiapoi, <u>West Rangiora</u> , North East Rangiora and South East Rangiora occurs in an efficient and timely manner <del>via a certification process</del> to enable residential activity to meet <u>or exceed</u> short to medium-term feasible development capacity and achievement of housing bottom lines."  Any further or alternative amendments to the Proposed District Plan to be consistent with and give effect to the intent of this submission and the interests of the submitter, including any changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act (when it comes into force), including rezoning other parts of the West Rangiora Outline Development Plan area to deliver medium density housing.
223.6	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	Amend UFD-P10 in order to enable submitter's request to rezone 113 and 117 Townsend Road, Rangiora from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone. Considers rezoning is both appropriate and necessary to achieve sustainable growth and development of Rangiora and meet the requirements of the National Policy Statement for Urban Development 2020 (NPS-UD). The proposed rezoning is consistent with the Proposed District Plan's objectives and policies, except those relating to Strategic Directions, Urban Form and Development and Urban Growth which are already out of step with higher order Resource Management Act 1991 statutory documents because they do not give effect to the NPS-UD (and are sought to be amended through this submission).	Amend UFD-P10: ".... 2. minimise reverse sensitivity effects on primary production from activities within new development areas through setbacks and screening <u>or other methods</u> , without compromising the efficient delivery of new development areas."
223.7	Fiona Aston	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	Amend SUB-O1 to delete SUB-O1(2) in order to enable the submitter's request to rezone 113 and 117 Townsend Road, Rangiora, which are part of the West Rangiora Development Area, from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone.	Amend SUB-O1:  "Subdivision design achieves an integrated pattern of land use, development, and urban form, that: 1. provides for anticipated land use and density that achieve the identified future character, form or function of zones; <del>2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development;</del> 3. supports protection of cultural and heritage values, conservation values; and 4. supports community resilience to climate change and risk from natural hazards."
223.8	Fiona Aston	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	Amend SUB-P6 to delete requirement that each Outline Development Plan shall achieve a minimum net density of no less than 12 households per ha and instead a density exemption shall apply in order to enable the submitter's request to rezone 113 and 117 Townsend Road, Rangiora, which are part of the West Rangiora Development Area, from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone.	Amend SUB-P6:  "Ensure that new Residential Development Areas, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall: ... 2. be prepared in accordance with the following: ... c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then <del>no less than 12 households per ha</del> <u>reduced density standard or density exemption shall apply</u> ; ..."
223.9	Fiona Aston	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Amend	Amend SUB-P7 to delete the requirement for subdivision to be in accordance with fixed or flexible elements of Outline Development Plan (ODP) and instead require the outcomes of an ODP to be met, in order to enable the submitter's request to rezone 113 and 117 Townsend Road, Rangiora, which are part of the West Rangiora Development Area, from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone.	Amend SUB-P7:  " <del>Ensure that subdivision is in accordance with the fixed or flexible elements of any relevant ODP. Manage subdivision to ensure that the outcomes intended by the Outline Development Plan are met.</del> "
223.10	Fiona Aston	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Amend	Amend SUB-S3 to delete requirement for subdivision to provide a minimum density specified in the applicable Outline Development Plan or if there are constraints instead of achieving a minimum of no less than 12 households per ha a density exemption shall apply, in order to enable the submitter's request to rezone 113 and 117 Townsend Road, Rangiora, which are within the West Rangiora Development Area, from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone.	Amend SUB-S3:  "1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, <u>or the minimum density specified in the applicable Outline Development Plan, whichever is the lesser</u> , or if there are demonstrated constraints then <u>a density exemption shall apply. no less than 12 households per ha.</u> Activity status when compliance not achieved: NC"  "Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints then <del>no less than 12 households per ha</del> <u>then a density exemption shall apply.</u> "
223.11	Fiona Aston	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Support	Support SUB-S4 in order to enable to submitter's request to rezone 113 and 117 Townsend Road, Rangiora from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone.	Retain SUB-S4 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
223.12	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Amend	Amend RESZ-O5 to provide for a range of density living choices and housing needs in each township and enable the submitter's request to rezone 113 and 117 Townsend Road, Rangiora from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone, which will supply significant and affordable capacity for housing to help address an anticipated shortfall in residential land in the face of high demand.	Amend RESZ-O5:  " <del>...A wide range of housing types, sizes and densities are available in each township to meet housing needs, the needs of the community through</del> <del>1. a range of residential unit types; and</del> <del>2. a variety of residential unit densities"</del>
223.13	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Amend	Amend RESZ-P14 to delete requirement for no less than 12 households per ha where there are demonstrated constraints and instead a density exemption shall apply; and provide an exemption to achieving the net density of 1 to 2 households per ha in Large Lot Residential Zone overlays where specified in subdivision standards, in order to enable the submitter's request to rezone 113 and 117 Townsend Road, Rangiora from Rural Lifestyle Zone to General Residential Zone and Medium Density Residential Zone.	Amend RESZ-P14: "... 1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints then <u>a density exemption shall apply. Constraints may include but not be limited to landscape and ground conditions, servicing requirements, and existing subdivision and housing patterns less than 12 households per ha.</u> 2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha <u>unless otherwise specified in the Plan subdivision standards."</u>
223.14	Fiona Aston	GRZ – General Residential Zone	Policies	GRZ-P1	Amend	Amend GRZ-P2 in order to enable the submitter's request to rezone 113 and 117 Townsend Road, Rangiora from Rural Lifestyle Zone to General Residential Zone (GRZ) and Medium Density Residential Zone (preferred), or amend the Residential Zone provisions to provide for medium density residential development in the GRZ.	Amend GRZ-P2: "... 5. <del>through careful design</del> provides a range of higher density living choices to be developed within the zone; and ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
223.15	Fiona Aston	WR - West Rangiora	Appendix	Land Use Plan	Amend	Amend the DEV-WR-APP1 - West Rangiora Outline Development Plan, in order to enable the submitter's request to rezone 113 and 117 Townsend Road, Rangiora, which are part of the West Rangiora Development Area, from Rural Lifestyle Zone to General Residential Zone (GRZ) and Medium Density Residential Zone (preferred), or amend the Residential Zone provisions to provide for medium density residential development in the GRZ.	<p>Amend the DEV-WR-APP1 - West Rangiora Outline Development Plan (ODP) as below; or amend but delete all medium density areas and discuss potentially suitable locations in the ODP narrative, not on the ODP (refer to full submission for amended ODP):</p> <p>"Land Use Plan</p> <p>The Outline Development Plan for the West Rangiora Development Area provides for a variety of site sizes, <u>including some medium density residential activity. Appropriate locations will be determined at subdivision design stage. Suitable locations may include overlooking open space/green corridors and reserves; in proximity to reserves, existing or planned future public transport routes and/or local centres. Small clusters are likely to be suitable throughout the ODP area., with medium density residential activity located along a key north/south primary road connection and along Johns and Oxford Roads, as these are suitable to have public transport links and associated higher amenity areas. Locating medium density residential activity along these maximises opportunities for alternative transport, including walking and cycling, to local amenity and services. The location of a concentration of medium density residential activity, at a minimum ratio of 70% medium density and a maximum of 30% general density, at either side of this primary road as shown in the Outline Development Plan is therefore fixed. The Medium Density Residential Zone enables a minimum lot size of 200m<sup>2</sup> while the General Residential Zone enables a minimum lot size of 500m<sup>2</sup>. Overall, the West Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case an exemption shall apply, no less than 12 households per ha shall be achieved.</u></p> <p>A neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, is located at the juncture of the north/south primary road and Oxford Road, <del>to which the medium density residential activity in this vicinity connects well.</del></p> <p>...</p> <p>Land near the Southbrook Stream at the south of the Development Area is likely to be affected by Ashley River/Rakahuri flooding in a 1 in 200-year localised flooding and Ashley River/Rakahuri breakout event. <u>Raised floor levels are likely to be required. Feasibility of residential development in this area is going to be more challenging as a result.</u></p> <p>...</p> <p>For water, wastewater and stormwater servicing reasons, staging of development from the south to the north is preferable, except where initial development can be serviced through a temporary commitment of existing infrastructure capacity. <del>Development within the West Rangiora Development Area is to be contiguous. The Outline Development Plan does not anticipate physically separated or ad-hoc development."</del></p> <p>Movement Network</p> <p>...The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. <u>However, the ODP needs to ensure that as far as possible, roading connections are provided for which enable landowners to develop independently of other neighbouring landowners. In some cases, this may</u></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><del>develop independently of other neighbouring landowners. In some cases, this may require the Council to take land for roading to facilitate roading links....</del></p> <p>A key movement network feature for the West Rangiora Development Area is a main north/south primary road parallel to Lehmans Road through the centre of the growth area that intersects with Oxford Road in the north of the Development Area and curves to meet Townsend Road in the southeast of the Development Area. This north/south primary road provides structure, connectivity and a high amenity corridor. A green corridor conducive to walking and cycling adjoins it on one side. <del>Some</del>, and medium density residential activity <del>sleeves it, alongside it may be appropriate, but to a limited extent given the potential conflict with on street parking, and the through road function, and potential shading issues given the north/south orientation, which is also located along Johns Road, as these have public transport links and maximise the proportion of residents accessing high amenity and connectivity areas.</del> This primary road will be designed to promote reduced vehicle speeds and increased safety to other street users. Intersection treatment and/or upgrades need to be considered at the main intersections of the north/south primary road and Oxford/Johns Roads to reduce traffic speeds and enhance safety.</p> <p>East/west movement patterns, largely through a number of secondary roads, provide subdivision structure, are integrated with existing roading connections east of the Development Area, and reflect intentions signalled through current Outline Development Plans for adjacent zoned land in the south-eastern portion of the Development Area to connect to Townsend Road and further to Pentecost Road. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic. <u>Critical road connections are shown on the ODP to facilitate this.</u> Te Matauru Primary School is located at the juncture of Pentecost Road and Johns Road and the anticipated movement network connects the residential growth area to the school well.</p> <p>...</p> <p>Open Space and Stormwater Reserves</p> <p>...</p> <p>A network of stormwater reserves are identified for the West Rangiora Development Area to respond to separate stormwater catchments: immediately north of Johns Road, and at the south and south-eastern points of the Development Area. The southern stormwater reserve east of Lehmans Road is proposed to be constructed in the Ashley River breakout zone, as this land would not be particularly suitable for the construction of residential dwellings. The ground in this area is known to have relatively high groundwater and therefore it is assumed this would need to be a wet basin. The south-eastern stormwater reserve west off Townsend Road, already constructed for the Townsend Fields development, are all wet basins which have allowances for conveyance of spring water. <u>An additional stormwater management area nearby will accommodate stormwater flows arising from development of adjoining land to the west.</u> The optimal location for a stormwater reserve to cater for the catchment of development north of Oxford Road, west of Brick Kiln Road in a comprehensive manner is at the south-eastern point within this area of land. However, fragmented property ownership within the Development Area north of Oxford Road and consequently, a possibly site by site development pattern may dictate alternative stormwater management solutions, such as the use of on-site smaller (temporary or otherwise) stormwater reserves, soak pits, swales and/or raingardens. Therefore, stormwater management must be investigated and considered by individual landowners in reference to neighbouring development opportunities and servicing implications in order to achieve, as much as possible, an integrated solution.</p> <p>...</p> <p>Fixed Outline Development Plan Features for the West Rangiora Development Area: <del>Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) immediately adjoining the new north/south road Location of the local/ neighbourhood centre at the juncture of Oxford Road and the north/south road Green link with cycleway adjoining the north/south road</del></p> <p>...</p> <p><del>Delete</del> all provisions relating to the certification process and apply the appropriate residential and other zones, and the means to bring land to the market through an Resource Management Act 1991 process."</p>

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224.1	McCracken and Associates Limited Kim McCracken - on behalf of Mark and Melissa Prosser	Planning Maps	General	General	Amend	<p>Rezone 70ha of submitter's property on the northern boundary of Mandeville (refer to attached site plan and draft Outline Development Plan (ODP)) to Large Lot Residential Zone.</p> <p>Mandeville has developed with a variety of site sizes from 1ha to 5000m<sup>2</sup> lots, and 1.5ha in San Dona. Demand for rural residential lots is rising, particularly in Mandeville, and is unmet.</p> <p>Mandeville Growth Boundary was added in 2012 to address piecemeal development and cumulative effects on environment, and maintain integrated growth and rural character. Submitters participated in consultation for Rural Residential Development Strategy and sought the property be suitable for development as it did not meet criteria for exclusion. However was not included due to being outside growth boundary, and identified groundwater resurgence and overland flows. Seek this decision is revisited as groundwater can be addressed by subdivision layout.</p> <p>The proposed development can be serviced and will support service upgrades.</p> <p>The proposed ODP, resulting in 80-100 lots, can address any adverse environmental effects, can integrate into form of Mandeville settlement and will support established commercial and community activities, will maintain relationship with rural environment, and enhance waterways through indigenous planting and pedestrian access.</p>	Rezone the property (refer to attachment) from Rural Lifestyle Zone to Large Lot Residential Zone. Adopt and include the Outline Development Plan (refer to Appendix 9 in full submission) with any desirable amendments identified during the hearing process.
224.2	McCracken and Associates Limited Kim McCracken - on behalf of Mark and Melissa Prosser	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Support	Amend objectives and policies, and rezone 70ha of submitter's property on the northern boundary of Mandeville (refer to attached site plan and draft Outline Development Plan to Large Lot Residential Zone to enable development and subdivision of the property for rural-residential purposes.	Support UFD-P3(2), which enables a new Large Lot Residential Zone development that is not included in the Rural Residential Development Strategy or the District Plan Review. The request to rezone the property is consistent with this policy.
224.3	McCracken and Associates Limited Kim McCracken - on behalf of Mark and Melissa Prosser	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	Amend objectives and policies, and rezone 70ha of submitter's property on the northern boundary of Mandeville (refer to attached site plan and draft Outline Development Plan) to Large Lot Residential Zone to enable development and subdivision of the property for rural-residential purposes.	Support SUB-O1 in general but seek minor amendment to recognize that rural residential is a desirable housing choice and part of a flexible and diverse housing market, and which should be included in the subdivision design objectives: ".... 2. Consolidates urban <u>and rural residential</u> development and maintains rural character except where required for, and identified by the District Council, for urban <u>or rural residential</u> development. ..."
224.4	McCracken and Associates Limited Kim McCracken - on behalf of Mark and Melissa Prosser	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Support	Amend objectives and policies, and rezone 70ha of submitter's property on the northern boundary of Mandeville (refer to attached site plan and draft Outline Development Plan) to Large Lot Residential Zone to enable development and subdivision of the property for rural-residential purposes.	Retain SUB-P6 as notified.
224.5	McCracken and Associates Limited Kim McCracken - on behalf of Mark and Melissa Prosser	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P12	Support	Amend objectives and policies, and rezone 70ha of submitter's property on the northern boundary of Mandeville (refer to attached site plan and draft Outline Development Plan) to Large Lot Residential Zone to enable development and subdivision of the property for rural-residential purposes.	Support the approach to the preparation and use of Outline Development Plans, specifically RESZ-P12.
224.6	McCracken and Associates Limited Kim McCracken - on behalf of Mark and Melissa Prosser	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P5	Support	Amend objectives and policies, and rezone 70ha of submitter's property on the northern boundary of Mandeville (refer to attached site plan and draft Outline Development Plan) to Large Lot Residential Zone to enable development and subdivision of the property for rural-residential purposes.	Support the approach to the preparation and use of Outline Development Plans, specifically LLRZ-P5.
225.1	Darrell O'Brien	LLRZ - Large Lot Residential Zone	General	General	Amend	Extend the existing Mandeville Large Lot Residential Zone (LLRZ), on the south side of Tram Road, eastward up to Whites Road, as shown on the map within the submission. This extension would meet the criteria in UFD-P3 Identification/location and extension of LLRZ areas.	Extend the existing Mandeville Large Lot Residential Zone eastward along the south of Tram Road up to Whites Road, as shown on the map in the submission.
226.1	Saunders and; Co Lawyers - Chris Fowler	Planning Maps	General	General	Support	<p>Land shown in Attachment 1 of the submission is zoned General Industrial Zone (GIZ) and contains a longstanding lawfully established sawmill operation (McAlpines) employing 70 staff and 11 allied staff, of economic significance to the District. The sawmill generates considerable noise that may/will exceed District Plan noise control provisions between the GIZ and Rural Lifestyle Zone, but has existing use rights to continue regardless of those provisions.</p> <p>Residential development or other sensitive activity on the rural land will compromise the sawmill due to complaints by occupiers or visitors (to the rural land). Proposed District Plan reverse sensitivity provisions do not address the situation where the existing productive activity is located in an industrial zone and the noise sensitive activity is on rural land.</p> <p>Amend Proposed District Plan to ensure that future sawmill operations are not constrained by reverse sensitivity effects from residential subdivision and development on the rural land.</p>	Retain Rural Lifestyle zoning for the land marked E on Attachment 1 of full submission (map).



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
226.2	Saunders and; Co Lawyers - Chris Fowler	NOISE - Teorooro - Noise	General	General	Amend	Land shown in Attachment 1 of submission is zoned General Industrial Zone (GIZ) and contains a longstanding lawfully established sawmill operation (McAlpines) employing 70 staff and 11 allied staff, of economic significance to the District. The sawmill generates considerable noise that may/will exceed District Plan noise control provisions between the GIZ and Rural Lifestyle Zone, but has existing use rights to continue regardless of those provisions. Rural Lifestyle Zoned land is shown as E on submission attachment. Residential development or other sensitive activity on the rural land will compromise the sawmill due to complaints by occupiers or visitors (to the rural land). Proposed District Plan reverse sensitivity provisions do not address the situation where the existing productive activity is located in an industrial zone and the noise sensitive activity is on rural land. Amend Proposed District Plan to ensure that future sawmill operations are not constrained by reverse sensitivity effects from residential subdivision and development on the rural land.	Retain the reverse sensitivity provisions but amend relevant subdivision standards for Rural Lifestyle Zone (RLZ) to recognise and protect the sawmill from reverse sensitivity effects from rural land subdivision; and amend RLZ development standards recognise and protect the sawmill from reverse sensitivity effects from establishment of any residential unit or sensitive activity on the rural land.
226.3	Saunders and; Co Lawyers - Chris Fowler	SUB - Wawahia whenua - Subdivision	Subdivision Standards	General	Amend	Land shown in Attachment 1 of the submission is zoned General Industrial Zone (GIZ) and contains a longstanding lawfully established sawmill operation employing 70 staff and 11 allied staff, of economic significance to the District. The sawmill generates considerable noise that will likely exceed noise control provisions between the GIZ and Rural Lifestyle Zone, but has existing use rights to continue. Rural Lifestyle zoned land is shown as E on submission attachment. Residential development or other sensitive activity on the rural land will compromise the sawmill due to complaints by occupiers or visitors (to the rural land). Proposed District Plan reverse sensitivity provisions do not address the situation where the existing productive activity is located in an industrial zone and the noise sensitive activity is on rural land. Amend Proposed District Plan to ensure that future sawmill operations are not constrained by reverse sensitivity effects from residential subdivision and development on the rural land.	Amend relevant Rural Lifestyle Zone subdivision standards to recognise and protect the sawmill from potential reverse sensitivity effects from subdivision of rural land.
226.4	Saunders and; Co Lawyers - Chris Fowler	RLZ - Rural Lifestyle Zone	General	General	Amend	Land shown in Attachment 1 of the submission is zoned General Industrial Zone (GIZ) and contains a longstanding lawfully established sawmill operation employing 70 staff and 11 allied staff, of economic significance to the District. The sawmill generates considerable noise that will likely exceed noise control provisions between the GIZ and Rural Lifestyle Zone, but has existing use rights to continue. Residential development or other sensitive activity on the rural land will compromise the sawmill due to complaints by occupiers or visitors (to the rural land). Reverse sensitivity provisions do not address the situation where the existing productive activity is located in an industrial zone and the noise sensitive activity is on rural land. Amend Proposed District Plan to ensure that future sawmill operations are not constrained by reverse sensitivity effects from residential subdivision and development on the rural land.	Amend Rural Lifestyle Zone development standards to recognise and protect the sawmill from reverse sensitivity effects from establishment of any residential unit or other sensitive activity on rural land.
226.5	Saunders and; Co Lawyers - Chris Fowler	Planning Maps	General	General	Amend	Land shown in Attachment 1 of the submission is split zoned, with eastern part (Block A1) zoned Large Format Retail Zone (LFRZ), and the western part (Block A2) zoned General Industrial Zone which contains McAlpines Engineering. Support the part that has been zoned LFRZ, however seek to rezone McAlpines Engineering to LFRZ. Rezoning this land would mean the land titles are not split between zones, the land is located adjacent to other LFRZ land and would consolidate this activity, it would help ensure there is sufficient short to medium term development capacity, and there are no obvious constraints.	Retain the proposed zoning of Block A1 to Large Format Retail Zone (LFRZ) and amend the map and related provisions to rezone Block A2 from General Industrial Zone to LFRZ. (For areas indicated see Attachment 1 of submission)
226.6	Saunders and; Co Lawyers - Chris Fowler	Planning Maps	General	General	Amend	Rezone part of land shown in Attachment 1 of submission (Block D) to General Industrial Zone (GIZ), for the following reasons: - The land is located adjacent to other land that is zoned GIZ and would consolidate this activity - It would provide a buffer between the sawmill and the land zoned Rural Lifestyle Zone - It would ensure there is sufficient short to medium term development capacity of industrial zoned land in Rangiora - It would replace the loss of land that has been zoned Large Format Retail Zone from its Operative Plan zoning of Business 2 - There are no obvious constraints.	Amend the Map and related provisions to rezone Block D (shown on submission Attachment 1) from Rural Lifestyle Zone to General Industrial Zone.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
226.7	Saunders and; Co Lawyers - Chris Fowler	Planning Maps	General	General	Amend	<p>The method to manage flood hazard risk within the Urban Flood Assessment Overlay is flawed and inappropriate as the outcome of any Flood Assessment Certificate is uncertain and may change as more and better information becomes available; a Flood Assessment Certificate will not manage increased risk to neighbouring or 'upstream' properties arising from new buildings or additions within the Southbrook industrial and commercial area; and flood hazard risk is already compromising development of Southbrook and the method proposed does not provide certainty or confidence to landowners and developers.</p> <p>Seek that the Kaiapoi Fixed Minimum Finished Floor Level Overlay method is adopted and applied to Southbrook industrial and commercial area.</p> <p>Oppose the method of calculating minimum floor levels within the Urban Flood Assessment Overlay (see NH-S1(1)(e)) and within the Kaiapoi Fixed Minimum Finished Floor Level Overlay because the method of calculation is conservative, especially for commercial and industrial areas; other local authorities adopt a 1% AEP (1 in 100-year) method of calculating minimum floor levels, and calculation creates financial burden that cannot be justified when a 1% AEP is adequate.</p>	Amend the Planning Maps so that Southbrook is subject to a Fixed Minimum Finished Floor Level Overlay similar to that which applies at Kaiapoi.
226.8	Saunders and; Co Lawyers - Chris Fowler	NH - Matepa mahorahora - Natural hazards	General	General	Amend	<p>The method to manage flood hazard risk within the Urban Flood Assessment Overlay is flawed and inappropriate as the outcome of any Flood Assessment Certificate is uncertain and may change as more and better information becomes available; a Flood Assessment Certificate will not manage increased risk to neighbouring or 'upstream' properties arising from new buildings or additions within the Southbrook industrial and commercial area; and flood hazard risk is already compromising development of Southbrook and the method proposed does not provide certainty or confidence to landowners and developers.</p> <p>Seek that the Kaiapoi Fixed Minimum Finished Floor Level Overlay method is adopted and applied to Southbrook industrial and commercial area.</p> <p>Oppose the method of calculating minimum floor levels within the Urban Flood Assessment Overlay (see NH-S1(1)(e)) and within the Kaiapoi Fixed Minimum Finished Floor Level Overlay because the method of calculation is conservative, especially for commercial and industrial areas; other local authorities adopt a 1% AEP (1 in 100-year) method of calculating minimum floor levels, and calculation creates financial burden that cannot be justified when a 1% AEP is adequate.</p>	Amend the Natural Hazards Chapter (objectives, policies and rules) so that Southbrook is subject to fixed minimum finished floor level provisions similar to those provisions that apply at Kaiapoi.
226.9	Saunders and; Co Lawyers - Chris Fowler	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S1	Amend	<p>The method to manage flood hazard risk within the Urban Flood Assessment Overlay is flawed and inappropriate as the outcome of any Flood Assessment Certificate is uncertain and may change as more and better information becomes available; a Flood Assessment Certificate will not manage increased risk to neighbouring or 'upstream' properties arising from new buildings or additions within the Southbrook industrial and commercial area; and flood hazard risk is already compromising development of Southbrook and the method proposed does not provide certainty or confidence to landowners and developers.</p> <p>Seek that the Kaiapoi Fixed Minimum Finished Floor Level Overlay method is adopted and applied to Southbrook industrial and commercial area.</p> <p>Oppose the method of calculating minimum floor levels within the Urban Flood Assessment Overlay (see NH-S1(1)(e)) and within the Kaiapoi Fixed Minimum Finished Floor Level Overlay because the method of calculation is conservative, especially for commercial and industrial areas; other local authorities adopt a 1% AEP (1 in 100-year) method of calculating minimum floor levels, and calculation creates financial burden that cannot be justified when a 1% AEP is adequate.</p>	Delete the method of calculating minimum floor levels within the Urban Flood Assessment Overlay in NH-S1(1)(e) and within the Kaiapoi Fixed Minimum Finished Floor Level Overlay; and Insert a new method of calculating minimum floor levels within the Urban Flood Assessment Overlay and within the Kaiapoi Fixed Minimum Finished Floor Level Overlay that relies on a 1% AEP (1 in 100-year) method of calculating minimum floor levels.
227.1	Canterbury Education Trust - John Larsen	WDC - Waimakariri District Council	WDC - Waimakariri District Council	Lehmans	Support	Support designation WDC-37 in principle for safety reasons. However, note the proposal will impact the senior playing field by requiring modification or relocation of it along with the cricket nets which will incur costs along with a reduction in usable space. It will also require the demolition and/or relocation of a 1.5m fence and a considerable stretch of established trees and plantings, which were required as part of the consent conditions and are required to be maintained at a height of 4m – 5m, of which the Trust will require re-establishment of, along with a new fence.	Retain designation WDC-37 as notified, provided there is a fair settlement on the designated land and the reinstatement of established plantings and fences is paid for by Council. Ensure the establishment of the trees and plantings occurs well in advance of the roundabout installation in order to meet consent conditions.
228.1	Grace Cameron and; Nathan Wilson	Planning Maps	General	General	Amend	Rezone 351 Bradleys Road, Ohoka (1505m <sup>2</sup> ) from Rural Lifestyle Zone to Settlement Zone as site is too small for rural use and has been used for residential purposes for over 70 years. Rural properties have 20m setbacks from boundary but site has width of 18.5m so cannot comply. Neighbouring sites across Bradleys Road are zoned Settlement and are of similar size or larger.	Rezone 351 Bradleys Road, Ohoka, from Rural Lifestyle Zone to Settlement Zone.
229.1	Andrea Martin	Planning Maps	General	General	Amend	Oppose 49 Terrace Road, Cust being within General Rural Zone with 20ha minimum lot size. The site is surrounded by 4ha blocks and submitter has been developing and improving property due to this and the future.	Rezone 49 Terrace Road, Cust as Rural Lifestyle Zone of 4has.
230.1	Concept Services - Jane West	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O6	Amend	<p>This objective refers only to a risk being unacceptable, however the Section 32 Report identifies the higher level policy framework this objective gives effect to, including Canterbury Regional Policy statement Policy 11.3.1 'avoid inappropriate development in high hazard areas'.</p> <p>There is no definition of what constitutes 'unacceptable' risk (as is done in the Hazardous Substances Chapter). The term 'avoid' does not enable the ability to manage risk and explore appropriate use of land. Use of the term 'manage' provides that ability whilst requiring that the level and acceptability of that risk be determined.</p>	Amend SD-O6: "1. <del>avoiding</del> managing subdivision, use and development where the risk is unacceptable; ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
230.2	Concept Services - Jane West	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Use of the term 'avoid' is limiting as it may be appropriate for new residential development areas to be developed without meeting all criteria of (2). This would be consistent with UFD-P3 which does not use 'avoid' regarding Large Lot Residential Zones.	Amend UFD-P2: "... 2. for new Residential Development Areas, other than those identified by (1) above, <u>avoid-manage</u> residential development <u>unless-to-be</u> located so that they: ..."
230.3	Concept Services - Jane West	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	The term 'avoid' is limiting as applications will require consultation with the relevant infrastructure operators, and with collaboration there may be solutions to avoid adverse effects.	Amend UFD-P10: "1. <u>avoid-manage</u> residential activity that has the potential to limit the efficient and effective operation and upgrade of critical infrastructure ..."
230.4	Concept Services - Jane West	HH - Taonga o onamata - Historic heritage	Objectives	HH-O1	Amend	The rules pertaining to relocation of historic heritage are consistent with HH-P6. Seek amendment to HH-O1 to ensure it is consistent with the historic heritage rules and HH-P6.	Amend HH-O1: "Historic heritage and its overall contribution to the identity of the District is recognised, <u>and it is</u> protected and maintained <u>where practicable</u> ."
230.5	Concept Services - Jane West	HH - Taonga o onamata - Historic heritage	Policies	HH-P5	Amend	Amend to ensure HH-P5 is consistent with HH-P6, where it is acknowledged that in certain circumstances there may be appropriate alternatives to historic heritage remaining on site. This will also ensure HH-P5 is consistent with the rules.	Amend HH-P5(3): "3. protects- <u>where practicable</u> , identified heritage values from inappropriate..."
230.6	Concept Services - Jane West	HH - Taonga o onamata - Historic heritage	Policies	HH-P8	Amend	Amend HH-P8 to be more consistent with HH-P6 and make HH-R4 to HH-R9 more consistent with (and give better effect to) the objectives and policies, which provide for relocation or demolition in appropriate circumstances. Alternatively, amend to have separate policies for Highly Significant, and Significant, historic heritage.	Amend HH-P8: "Avoid demolition of ' <u>Highly Significant</u> ' historic heritage listed in HH-SCHED2 unless; <u>and manage demolition of 'Significant' historic heritage, where:</u> ..."
230.7	Concept Services - Jane West	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Amend	The term 'avoid' is restrictive and unnecessary when a proposed subdivision would likely require consultation with Transpower, and a solution could be found where subdivision is appropriate. The term 'avoid' often implies an activity has an activity status of non-complying or prohibited, however SUB-R6 provides for subdivision within the National Grid Yard as restricted discretionary activity. Amending SUB-P1 would make it is more consistent with SUB-R6.	Amend SUB-P1(3): " <u>Avoids-Manages</u> subdivision that <u>has the potential to</u> restrict the operation ... of the National Grid."
230.8	Concept Services - Jane West	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S3	Amend	EW-S3 is inconsistent with Table NATC-1. EW-S3 requires that earthworks shall not be undertaken within 20m from the bank of any stream or river. The Cam River is classified as a NATC-SCHED2 freshwater body and Table NATC-1 provides that development must be set back 10m from the Cam River within industrial zones.	Development often involves earthworks, and clarity is required around which setback would apply (10m or 20 m).
230.9	Concept Services - Jane West	INZ - General Objectives and Policies for all Industrial Zones	Objectives	INZ-O2	Amend	Use of the term 'avoid' is unnecessary. Not all proposed land uses in an industrial zone would have adverse effects on a Town Centre, thus each proposal to develop land should be assessed to determine when effects can be remedied or mitigated. See also submission points on INZ-P2, INZ-P5 and GIZ-P1.	Amend INZ-O2: "... 2. <u>avoid-manage any actual and</u> potential adverse effects on the role and function of Town Centres; ..."
230.10	Concept Services - Jane West	INZ - General Objectives and Policies for all Industrial Zones	Policies	INZ-P2	Amend	Use of the term 'avoid' is unnecessary when solutions may be found for a proposed land use in an industrial zone, and an amendment would make the rules more consistent with (and give better effect to) INZ objectives and policies. A variety of activities are listed within GIZ as restricted discretionary, discretionary, or non-complying. This is the appropriate way to control activities in an industrial zone with each application assessed on its merits.	Amend INZ-P2: " <u>Avoid-Manage</u> retail activity, office, commercial services and other non-industrial activities that could individually or cumulatively adversely affect the role and function of town centres, and undermine investment in public amenities and facilities in the Town and Local Centre Zones."
230.11	Concept Services - Jane West	INZ - General Objectives and Policies for all Industrial Zones	Policies	INZ-P5	Amend	In some instances residential use within an Industrial Zone is appropriate and separation of incompatible uses from the sensitive activity can be managed. The term 'avoid' sets too high a standard. The industrial rules list restricted discretionary, discretionary, and non-complying activities, which is an appropriate way to manage the effects of non-industrial activities. Amending INZ-P5 makes the rules more consistent with (and give better effect to) the objectives and policies.	Amend INZ-P5: "Maintain and support the function of industrial zones through <u>avoiding-managing</u> any sensitive activities, such as residential and visitor accommodation, in industrial zones with the potential to hinder or constrain the establishment or ongoing operation or development of industrial activities."
230.12	Concept Services - Jane West	GIZ - General Industrial Zone	Policies	GIZ-P1	Amend	The term 'avoid' is unnecessary as many activities could be undertaken on a site in the General Industrial Zone (GIZ), and management of the effects of non-industrial uses is already provided for in the activity status of rules GIZ-R15 - 23. The rules for the Heavy Industrial Zone (HIZ) provide for discretionary and non-complying activities for non-industrial uses, however HIZ-P1 does not use the term 'avoid', despite non-compatible activities having the potential to create more adverse effects than in the GIZ. Amending GIZ-P1 make the rules more consistent with (and give better effect to) the objectives and policies, and align with the provisions for the HIZ.	Amend GIZ-P1: "Recognise and provide for a range of general industrial and other compatible activities and <u>avoid-manage</u> activities which do not support the primary function of the zone."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
231.1	Saunders and; Co Lawyers - Chris Fowler	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R3	Oppose	<p>Oppose RLZ-R3(3) restricting residential units on sites of less than 4ha created by subdivision before 1 October 1991, as it is prejudicial and unfair for sites created before this time. As their 2.4ha Rural Lifestyle Zone (RLZ) site at 786 Mill Road, Ohoka was created by subdivision before 1 October 1991, the submitters cannot gain the advantage of the RLZ-R3 exceptions.</p> <p>Notes that the cut-off date likely relates to the date the Resource Management Act 1991 came into force, and 24 February 2001 date likely relates to the date the Operative District Plan became operative.</p> <p>Considers there are no resource management reasons for adopting 1 October 1991 as the cut-off date thus this cut-off date should be deleted from RLZ-R3(3).</p> <p>This amendment sought will only apply to existing sites less than 4ha and will allow residential units to be established on existing undeveloped sites and achieves the purpose of the RLZ of providing for primary productive activities, because the affected sites already exist and are not able to be used for primary production activities due to their small size.</p>	<p>Amend RLZ-R3(3):</p> <p>"A site with a minimum net site area less than 4ha exists and it is a site or an allotment that was created by a subdivision and was on a subdivision consent <del>between 1 October 1991 and before</del> 24 February 2001 <del>(inclusive of both dates)</del> one residential unit may be erected;</p> <p>..."</p> <p>Amend map and/or rules to make a site specific exemption for 786 Mill Road, Ohoka.</p> <p>Amend relevant objectives and policies as required to support the rule amendment.</p>
231.2	Saunders and; Co Lawyers - Chris Fowler	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Amend	<p>Oppose GRUZ-R3(5) restricting residential units on sites of less than 4ha created by subdivision before 1 October 1991, as it is prejudicial and unfair for sites created before this time.</p> <p>Notes that the cut-off date likely relates to the date the Resource Management Act 1991 came into force, and 24 February 2001 date likely relates to the date the Operative District Plan became operative.</p> <p>Considers there are no resource management reasons for adopting 1 October 1991 as the cut-off date thus this cut-off date should be deleted from GRUZ-R3(5).</p> <p>This amendment sought will only apply to existing sites less than 4ha and will allow residential units to be established on existing undeveloped sites and achieves the purpose of the General Rural Zone of providing for primary productive activities, because the affected sites already exist and are not able to be used for primary production activities due to their small size.</p>	<p>Amend GRUZ-R3(5):</p> <p>"a site with a minimum net site area less than 4ha exists and it is a site or an allotment that was created by subdivision and was on a subdivision consent <del>between 1 October 1991 and before</del> 24 February 2001 <del>(inclusive of both dates)</del> one residential unit may be erected..."</p> <p>Amend relevant objectives and policies as required to support the rule amendment.</p>
232.1	Adrian Selwyn Meredith	LLRZ - Large Lot Residential Zone	General	General	Amend	<p>Seeks extension of the Mandeville Large Lot Residential Zone (LLRZ) to Whites Road on the south side of Tram Road (refer to full submission for map). This extension will be consistent with UFD-P3. It is located adjacent to the Mandeville LLRZ, is not within an identified Development Area of the main towns identified in the Future Development Strategy, and is not on the direct edge of any main towns. It will make use of the sealed roads of Tram Road and Whites Road. Extension of wastewater system and potable water system along Tram Road and Whites Road will be relatively simple. Developing an Outline Development Plan for the extension of the Mandeville LLRZ will be relatively simple due to the current configuration of properties and willingness of the current landowners to work together.</p>	<p>Extend Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).</p>
233.1	Eliot Sinclair - Claire McKeever	SUB - Wawahia whenua - Subdivision	Activity Rules	General	Amend	<p>Amend Subdivision Chapter to include rules for unit title, cross lease and unit title update/conversion subdivision process and discusses existing cross lease plans when they are not altered (SUB-R2). Other District Plans do include rules for this. Creation and alteration of cross leases and unit titles are common and this is a gap in the Proposed District Plan. The Enabling Housing Amendment Bill anticipates development of up to three houses on one allotment and is likely to give rise to creation and proliferation of unit titles for housing developments.</p> <p>Permit existing forms of tenure to be updated, such as freehold conversion of cross lease or unit titles which will not result in physical effects on the environment, approval should be a formality for creating the necessary easements and lodgement of plans with Land Information New Zealand for legal titles.</p>	<p>Amend to include the following new rules:</p> <p><b><u>"SUB-R12 Subdivision to Create Unit Titles in All Zones</u></b>  <b><u>All Zones</u></b>  <b><u>Activity Status: CON</u></b>  <b><u>Where:</u></b>  <b><u>1. Land use consent is approved for a multi unit commercial or residential development, and a unit title or leasehold (including cross lease) subdivision is subsequently undertaken in accordance with the approved land use consent, provided;</u></b>  <b><u>a. all buildings are in accordance with an approved land use resource consent;</u></b>  <b><u>b. all areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access, parking, or other such purpose;</u></b>  <b><u>c. all service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism;</u></b>  <b><u>d. parking spaces must be created as accessory units or common areas rather than as principal units when associated with an approved use or activity, unless otherwise provided for by a resource consent.</u></b>  <b><u>Matters of control/discretion are related to:</u></b>  <b><u>1. SUB-MCD1 - Allotment area and dimensions</u></b>  <b><u>2. SUB-MCD3 - Property access</u></b>  <b><u>3. SUB-MCD6 - Infrastructure</u></b></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p>This rule does not apply to a subdivision of land creating a separate fee simple title. The intent is that it applies to subdivision of lot containing an approved land use consent in order to create titles in accordance with that consent.</p> <p><b>Notification:</b> An application for a controlled activity under this rule is precluded from being publicly or limited notified. Activity Status when compliance not achieved: as set out in the relevant subdivision standards"</p> <p>"SUB-R13 Subdivision to Update or Convert Cross Leases, Company Leases, and Unit Titles in All Zones All Zones <b>Activity Status: CON</b> Where: 1. Every title has legal access to a road, and that access is not obtained by crossing a railway line; 2. Every title or leased area is supplied with a potable water supply; 3. Every title or leased area is supplied with a connection to a reticulated wastewater network, where the site is located in a township with a reticulated wastewater network. <b>Matters of control/discretion are restricted to:</b> 1. SUB-MCD3 - Property access 2. SUB-MCD5 - Natural hazards 3. SUB-MCD6 - Infrastructure 4. SUB-MCD11 - Effects on or from the National Grid 5. Whether any title or leased area would be reduced in area or dimension in a manner that might result in a more than minor reduction in functionality in relation to outdoor living space, outdoor service areas, or outdoor storage areas. <b>Notification:</b> An application for a controlled activity under this rule is precluded from being publicly or limited notified. Activity Status when compliance not achieved: as set out in the relevant subdivision standards"</p>
234.1	Go Media Limited - C/- Resource Management Group	Definitions	Definitions	Definition of sign display area	Support	Support 'sign display area' definition as it specifies requirements for measuring sign area such excluding support structures, and single-sided measurements only for double-sided or V-shaped signs.	Retain 'sign display area' definition as notified.
234.2	Go Media Limited - C/- Resource Management Group	Definitions	General	General	Amend	Seek the addition of a definition for 'billboard' in order to facilitate a specific rule framework for billboards that is distinguished from small off-site signs.	<p>Insert the following defined term:</p> <p><b>"Billboard</b> <b>means an off-site sign of not less than 18m<sup>2</sup> in area which is used to advertise goods, services, products or events that are not directly related to the use or activities occurring at the site on which the board is physically located. It includes both the display board and any associated supporting device whether permanent, temporary or moveable."</b></p>
234.3	Go Media Limited - C/- Resource Management Group	SIGN - Nga tohu - Signs	Objectives	SIGN-O1	Support	Support SIGN-O1. Consider billboards could meet SIGN-O1 provided they are both located and controlled appropriately.	Retain SIGN-O1 as notified.
234.4	Go Media Limited - C/- Resource Management Group	SIGN - Nga tohu - Signs	Policies	SIGN-P1	Oppose	Oppose SIGN-P1 as it does not enable off-site signs and unjustifiably discriminates against them. Off-site signs, including billboards, contribute to the economic viability and functioning of activities, and their effects can be managed in a similar manner to on-site signs.	<p>Amend SIGN-P1:</p> <p>"Support: 1. the safe functioning of activities by enabling, while managing the effects of, official signs, offsite directional signs, and community signs; and 2. the economic viability and functionality of activities within Commercial and Mixed Use Zones and Industrial Zones <u>and the wider district</u> by enabling, while managing the effects of on <u>and off-site signs including billboards."</u></p>
234.5	Go Media Limited - C/- Resource Management Group	SIGN - Nga tohu - Signs	Policies	SIGN-P3	Oppose	Oppose SIGN-P3 as it seeks to address transport safety by managing digital and off-site signs in relation to zones, rather than in relation to the transport environment. Traffic safety is not a zone related issue. Provided effects are managed appropriately, there is no traffic safety reason to manage digital and off-site signs differently to other signs.	<p>Amend SIGN-P3:</p> <p>"Ensure signs do not adversely affect transport safety by causing a distraction or obstruction to road users and pedestrians by <u>managing the size, number, location, content, illumination, and design of signs.:</u> <u>1. managing the size, number, location, content, illumination, and design of signs;</u> <u>2. limiting digital signs; and</u> <u>3. managing off-site signs in Industrial Zones, and avoiding off-site signs in all other zones."</u></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
234.6	Go Media Limited - C/- Resource Management Group	SIGN - Nga tohu - Signs	Policies	SIGN-P4	Oppose	Oppose SIGN-P4 as it discriminates against off-site signs disproportionately in relation to their environmental effects. Proliferation of off-site signs is not an effect as such, it is the cumulative effect of all signs that may affect amenity values and character thus an off-site sign is no more likely to result in proliferation than an on-site sign. Cumulative effects of all signs can be managed through activity standards. Commercial and Mixed Use Zones can accommodate off-site sign and billboards with appropriate controls. Oppose limiting digital signs as unjustified in terms of effects, managing would be more appropriate. Note the proposed digital sign limitation is not reflected in the rules.	Amend SIGN-P4: "... <del>5. limiting proliferation</del> <u>managing the effects</u> of offsite signs including billboards by: a. managing such signs in Industrial, <u>Commercial and Mixed Use</u> Zones including the interface with non-industrial zones; and b. <del>avoiding such signs</del> <u>off-site signs</u> in Residential Zones, Rural Zones, Commercial and Mixed Use Zones, Open Space and Recreation Zones, and Special Purpose Zones; 6. <del>limiting</del> <u>managing the effects of</u> digital signs; and ..."
234.7	Go Media Limited - C/- Resource Management Group	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R7	Oppose	Oppose SIGN-R7 as it does not provide for off-site signs, including billboards, with appropriate activity standards as a permitted activity within Industrial, Commercial or Mixed Use Zones despite their effects being manageable and comparable to on-site signs, and cumulative effects being avoidable. Oppose activity status of non-complying when compliance not achieved as most permitted activity rules default to restricted discretionary activities. There is no effects-based reason to manage off-site signs differently to other signs. Seek addition of specific permitted activity rule for billboards within Industrial, Commercial and Mixed Use zones subject to activity standards (based on the Christchurch District Plan), and other off-site signs subject to standards.	Delete SIGN-R8 and insert new rules SIGN-R7, SIGN-R8 and SIGN-R9:  "SIGN-R7 – <u>BILLBOARDS</u> <u>Industrial, Commercial and Mixed Use Zones</u> <b>Activity Status: PER</b> <u>Where:</u> <u>1. SIGN-S1 – SIGN – S5 are met</u> <u>2. Billboards are located on sites fronting strategic, arterial and/or collector roads.</u> <u>3. If located on any road with a speed limit of 60kph or greater any billboard shall not be located closer than 50m before or after any traffic signals that are located on the same side of the road as the billboard, and where the billboard is oriented towards traffic approaching the signals.</u> <u>4. The site shall have a minimum road frontage of 40 metres per billboard, provided that no more than 2 billboards may be erected on any single site.</u> <u>5. Any billboard shall not be located directly opposite or within 40m of the boundary of any site within a residential zone.</u> <u>In addition, for digital display billboards:</u> <u>6. The billboard shall result in no more than 10.0 lux spill (horizontal and vertical) of light when measured or calculated 2 metres within the boundary of any adjacent site and/or arterial road and/or collector road.</u> <u>7. No live broadcast or pre-recorded video shall be displayed on the screen. Only still images shall be displayed with a minimum duration of 7 seconds.</u> <u>8. There shall be no movement or animation of the images displayed on the screen.</u> <u>9. The material displayed on the screen shall not contain any flashing images and the screen itself shall not contain any retro-reflective material.</u> <u>10. There shall be no transitions between still images apart from cross-dissolve of a maximum of 0.5 seconds.</u> <u>11. There shall be no sound associated with the screen and no sound equipment is to be installed as part of the screen.</u> <u>12. The screen shall incorporate lighting control to adjust brightness in line with ambient light levels.</u> <u>13. The billboard shall not be located on or adjacent to a state highway with a speed limit that is 80km/hr or greater.</u> <u>Activity Status when compliance not achieved: RDIS</u> <b>Matters of discretion are restricted to:</b> <u>SIGN-MD1 - Transport safety</u> <u>SIGN-MD2 - Amenity values and character"</u>  "SIGN-R8 – <u>OFF-SITE SIGNS EXCLUDING BILLBOARDS</u> <u>Industrial, Commercial and Mixed Use Zones</u> <b>Activity Status: PER</b> <u>Where:</u> <u>1. if located adjacent to a road with a speed limit greater than 60km/hr, shall be separated a minimum of 50m from any intersection, pedestrian crossing, or permanent regulatory sign, permanent warning sign or curve that has a chevron sign erected by the road controlling authority</u> <u>2. No sign shall be located directly opposite or within 40m of the boundary of any site within a residential zone.</u> <u>3. Each sign shall be sealed and waterproof.</u>



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>4. No sign shall have moving parts or changing images;</u>  <u>6. Each sign shall have the name and address of the sign operator / provider and other contact details on the sign;</u>  <u>7. There shall be no more than three small off-site signs on each road frontage of any site.</u>  <u>8. SIGN-S1 – SIGN – S5 are met</u>  <u>Activity Status when compliance not achieved: RDIS</u>  <u>Matters of discretion are restricted to:</u>  <u>SIGN-MD1 - Transport safety</u>  <u>SIGN-MD2 - Amenity values and character"</u></p> <p><u>"SIGN – R9 Any Off-Site Sign</u>  <u>Rural Zones</u>  <u>Residential Zones</u>  <u>Open Space Zones</u>  <u>Special Purpose Zone (Pines Beach and Kairaki Regeneration)</u>  <u>Activity Status: NC</u>  <u>Activity Status when compliance not achieved: N/A"</u></p>
234.8	Go Media Limited - C/- Resource Management Group	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S2	Amend	Seek amendment of the standards for sign area and height to provide for billboards and other off-site signs provided for under SIGN-R7 and SIGN-R8.	<p>Amend SIGN-S2:</p> <p><u>"Type of Sign</u>  <u>Billboards permitted under SIGN-R7</u>  <u>Rule reference Applicable Zone</u>  <u>SIGN-R7</u>  <u>All Industrial, Commercial and Mixed Use Zones</u>  <u>Maximum Sign Display Area</u>  <u>Any Billboard shall have a maximum sign display area of 28m<sup>2</sup>.</u>  <u>Maximum Height</u>  <u>Maximum height of freestanding Billboard when measured from ground level: 9m.</u>  <u>Billboards on buildings or structures:</u>  <u>1. Any Billboard attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</u>  <u>2. Any Billboard attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2).</u>  <u>Type of Sign</u>  <u>Any off-site sign excluding Billboards permitted under SIGN-R7</u>  <u>Rule reference Applicable Zone</u>  <u>SIGN-R7 R8</u>  <u>All Industrial, Commercial and Mixed Use Zones</u>  <u>Maximum Number of Signs</u>  <u>Freestanding signs: There shall be a maximum of one per site.</u>  <u>Signs on structures: There shall be a maximum of one per site.</u>  <u>Maximum Sign Display Area</u>  <u>Each sign, either a freestanding sign and/or sign on structure, shall have a maximum sign display area of 4m<sup>2</sup>.</u>  <u>Maximum Height</u>  <u>Maximum height of freestanding sign when measured from ground level: 3m.</u>  <u>Signs on buildings or structures:</u>  <u>Any sign attached to a building shall not protrude above the top of the façade of that building (refer to Figure SIGN-1).</u>  <u>Any sign attached to a fence shall not protrude above the height of that fence (refer to Figure SIGN-2)."</u></p>
234.9	Go Media Limited - C/- Resource Management Group	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S3	Amend	Oppose SIGN-S3 in part to the extent that it imposes maximum display area requirements that differ from those which apply to non-digital signs, and limits the number and duration of images. There are no effects-based reasons for these limitations.	<p>Amend SIGN-S3:</p> <p>"...  2. <del>The digital sign shall have a maximum sign display area of 3m<sup>2</sup> per site;</del>  3. There shall be a maximum of one digital sign per site;  4. The digital sign shall display static images or messages only;  5. <del>The digital sign shall display maximum of two different images or messages within a 24-hour period;</del>  6. <del>The display time for each image or message on the digital sign shall be a minimum of one hour;</del>  ..."</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
235.1	Joanne Iapthorne and; Robert Hanna	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Oppose	The Sefton Library has been vacant for several years without power, water and wastewater servicing, and has minimal practical use. Parts of it are not original and it has been a target for vandalism. It has taken years to arrange for the sale of this property with proceeds proposed to contribute towards a new community facility for Sefton. Listing the building as a historic heritage item will make it unattractive to potential buyers, and mean the building will remain unsold and further deteriorate due to a lack of funds for maintenance.	Delete Sefton Library (HH093) from HH-SCHED2.
236.1	Fiona Aston	Planning Maps	General	General	Amend	Amend planning map to enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development. Or amend planning map to enable the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development. This will provide a new housing typology, and adjacent to an urban area. It is necessary to achieve sustainable growth, and meet National Policy Statement for Urban Development (NPS-UD) requirements. The current approach is not flexible or responsive to innovative development, and has cost, timeframe and certainty barriers. Allocating development areas does not align with NPS-UD direction to provide land, encourage housing innovation, and provide for a range of housing needs. A comprehensive and coordinated low density, high quality residential environment cannot be developed in the District's towns, RLZ, or Settlement Zone as a permitted activity. The National Planning Standards provide for large lot urban residential however the Proposed District Plan does not provide this, likely due to the Canterbury Regional Policy Statement limiting lower density residential living to 1-2 households per hectare. There is demand for generous sized lots close to amenities, which can shape and edge urban areas and provide different yet complementary amenity.	<p><u>Preferred relief:</u></p> <p>Rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Road, Fernside ('the site') from Rural Lifestyle Zone (RLZ) to Large Lot Residential – Specific Control Area Density 2, with a minimum net site area 1000m<sup>2</sup> and minimum average net site area 1500m<sup>2</sup> (or similar).</p> <p>Amend Large Lot Residential Zone (LLRZ) to Large Lot Residential – Specific Control Area Density 1, with minimum net site area 2500m<sup>2</sup> and minimum average net site area 5000m<sup>2</sup>.</p> <p>Amend provide for some higher density residential development within the site, location and suitability to be addressed as part of master planning and Outline Development Plan (ODP).</p> <p>Any further or alternative amendments to be consistent with and give effect to the intent of this submission and the interests of the submitter, including any changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act (when it becomes law).</p> <p><u>Alternative relief:</u></p> <p>Rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Road, Fernside from RLZ to Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (density standards as per notified Proposed District Plan; or a mix of any of and Large Lot Residential – Specific Control Area Density 2, with a minimum net site area 1000m<sup>2</sup> and minimum average net site area 1500m<sup>2</sup> (or similar), Large Lot Residential – Specific Control Area Density 1 (minimum and minimum average lot sizes 2500m<sup>2</sup> and 5000m<sup>2</sup> respectively, Low Density Residential (minimum and minimum average lot sizes 1000m<sup>2</sup> and 1500m<sup>2</sup> respectively, or GRZ.</p> <p>Amend provide for some higher density residential development within the site, location and suitability to be addressed as part of master planning and ODP.</p> <p>Any further or alternative amendments to be consistent with and give effect to the intent of the alternative relief and the intent of the submission and the interests of the submitter, including amendments to give effect to the requirements of the Enabling Housing Supply and Other Matters Resource Management Amendment Act.</p>
236.2	Fiona Aston	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Seek amendment to SD-O2 to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	<p>Amend SD-O2:</p> <p>"Urban development and infrastructure that:</p> <p>...</p> <p>4. provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to <u>as a minimum</u> achieve the housing bottom lines in UFD-O1;</p> <p>..."</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
236.3	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Amend	Seek amendment to UFD-O1 to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development. This will provide a new housing typology, and adjacent to an urban area. It is necessary to achieve sustainable growth, and meet National Policy Statement for Urban Development (NPS-UD) requirements. The current approach is not flexible or responsive to innovative development, and has cost, timeframe and certainty barriers. Allocating development areas does not align with NPS-UD direction to provide land, encourage housing innovation, and provide for a range of housing needs. A comprehensive and coordinated low density, high quality residential environment cannot be developed in the District's towns, RLZ, or Settlement Zone as a permitted activity. The National Planning Standards provide for large lot urban residential however the Proposed District Plan does not provide this, likely due to the Canterbury Regional Policy Statement limiting lower density residential living to 1-2 households per hectare. There is demand for generous sized lots close to amenities, which can shape and edge urban areas and provide different yet complementary amenity.	Amend UFD-O1:  "At least sufficient feasible development capacity for residential activity in each township to meet specified housing bottom lines, a wide range of housing types, sizes and densities and a changing demographic profile of the District as follows: ..."
236.4	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Amend	Seek amendment to UFD-O2 to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Amend UFD-O2:  "At least sufficient feasible development capacity to meet commercial and industrial development demand."
236.5	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Amend UFD-P2 to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development. This will provide a new housing typology, and adjacent to an urban area. It is necessary to achieve sustainable growth, and meet National Policy Statement for Urban Development (NPS-UD) requirements. The current approach is not flexible or responsive to innovative development, and has cost, timeframe and certainty barriers. Allocating development areas does not align with NPS-UD direction to provide land, encourage housing innovation, and provide for a range of housing needs. A comprehensive and coordinated low density, high quality residential environment cannot be developed in the District's towns, RLZ, or Settlement Zone as a permitted activity. The National Planning Standards provide for large lot urban residential however the Proposed District Plan does not provide this, likely due to the Canterbury Regional Policy Statement limiting lower density residential living to 1-2 households per hectare. There is demand for generous sized lots close to amenities, which can shape and edge urban areas and provide different yet complementary amenity.	Amend UFD-P2:  "Identification/location of new Residential Development Areas <u>and</u> <u>identification/location and extension of existing Residential Zones except the Large Lot Residential Zone</u> In relation to the identification/location of residential development areas: 1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy ; 2. for new Residential Development Areas and <u>other residential zones</u> , other than those identified by (1) above, avoid residential development <u>shall generally unless located so that they:</u> a. occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development; b. occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required; c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including an ability to be serviced, over time, by way of public or active transport d. <u>concentrate encourage</u> higher density residential housing in locations <u>with good accessibility to</u> focusing on activity nodes such as key activity <u>and local</u> centres, schools, public transport routes and open space; e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes; f. are informed through the development of an ODP; g. supports reductions in greenhouse gas emissions,; and h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
236.6	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Amend	Seek amendment to UFD-P3 to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Amend UFD-P3: "... 2. new Large Lot Residential development, other than addressed by (1) above, is located so that it: a) occurs in a form that is attached to an existing Large Lot Residential Zone, or Small Settlement Zone <u>or is in a township edge location</u> and promotes a coordinated pattern of development; b) is not located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend identified in the Future Development Strategy; c) <u>except in the case of the LLR-SCA D2 Zone</u> is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy ..."
236.7	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	Seek amendment to UFD-P6 to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development. This will provide a new housing typology, and adjacent to an urban area. It is necessary to achieve sustainable growth, and meet National Policy Statement for Urban Development (NPS-UD) requirements. The current approach is not flexible or responsive to innovative development, and has cost, timeframe and certainty barriers. Allocating development areas does not align with NPS-UD direction to provide land, encourage housing innovation, and provide for a range of housing needs. A comprehensive and coordinated low density, high quality residential environment cannot be developed in the District's towns, RLZ, or Settlement Zone as a permitted activity. The National Planning Standards provide for large lot urban residential however the Proposed District Plan does not provide this, likely due to the Canterbury Regional Policy Statement limiting lower density residential living to 1-2 households per hectare. There is demand for generous sized lots close to amenities, which can shape and edge urban areas and provide different yet complementary amenity.	Amend UFD-P6:  "The release of land within the identified new development areas of Kaiapoi, <u>West Rangiora</u> , North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet <u>or exceed</u> short to medium-term feasible development capacity and achievement of housing bottom lines."
236.8	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	Seek amendment to UFD-P10(2) to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Amend UFD-P10(2):  "2. minimise reverse sensitivity effects on primary production from activities within new development areas through setbacks and screening <u>or other methods</u> , without compromising the efficient delivery of new development areas."
236.9	Fiona Aston	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	Amend SUB-O1 to delete SUB-O1(2) to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Amend SUB-O1: "... 1. provides for anticipated land use and density that achieve the identified future character, form or function of zones; <del>2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development;</del> 3. supports protection of cultural and heritage values, conservation values; and 4. supports community resilience to climate change and risk from natural hazards."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
236.10	Fiona Aston	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	Amend SUB-P6 to delete reference to the alternative minimum net density of 12 households per ha, and provide for a density exemption to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Amend SUB-P6: "... c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then <del>no less than 12 households per ha</del> <u>a reduced density standard or density exemption shall apply</u> ; ..."
236.11	Fiona Aston	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Amend	Amend SUB-P7 to delete requirement for subdivision to be in accordance with fixed or flexible elements of Outline Development (ODP) and instead required the outcomes of an ODP to be met, to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Amend SUB-P7:  " <del>Ensure that subdivision is in accordance with the fixed or flexible elements of any relevant ODP. Manage subdivision to ensure that the outcomes intended by the Outline Development Plan are met.</del> "
236.12	Fiona Aston	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Amend	Amend SUB-S3 to delete reference to the alternative minimum net density of 12 households per hectare, and instead provide a density exemption, to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Amend SUB-S3:  "Residential subdivision of any area subject to an Outline Development Plan, except in the Large Lot Residential Zone shall provide for a minimum net density of 15 households per ha, <u>or the minimum density specified in the applicable Outline Development Plan, whichever is the lesser, or if there are demonstrated constraints then a density exemption shall apply</u> , <del>no less than 12 households per ha</del> . Activity status when compliance not achieved: NC"  Amend SUB-S3: "Residential subdivision of any area subject to an Outline Development Plan, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints then <del>no less than 12 households per ha</del> <u>a density exemption shall apply.</u> "
236.13	Fiona Aston	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Support	Support SUB-S4 as it helps to enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Retain SUB-S4 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
236.14	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	Introduction	Introduction	Amend	Amend Introduction to the 'General Objectives and Policies for all Residential Zones' to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development. This will provide a new housing typology, and adjacent to an urban area. It is necessary to achieve sustainable growth, and meet National Policy Statement for Urban Development (NPS-UD) requirements. The current approach is not flexible or responsive to innovative development, and has cost, timeframe and certainty barriers. Allocating development areas does not align with NPS-UD direction to provide land, encourage housing innovation, and provide for a range of housing needs. A comprehensive and coordinated low density, high quality residential environment cannot be developed in the District's towns, RLZ, or Settlement Zone as a permitted activity. The National Planning Standards provide for large lot urban residential however the Proposed District Plan does not provide this, likely due to the Canterbury Regional Policy Statement limiting lower density residential living to 1-2 households per hectare. There is demand for generous sized lots close to amenities, which can shape and edge urban areas and provide different yet complementary amenity.	Amend third paragraph of Introduction to the 'General Objectives and Policies for all Residential Zones':  "The key difference between the General Residential Zone and Medium Density Residential Zone is housing density, with the latter located within walkable distance to town centres, schools, open space and transport routes. The Settlement Zone differs from both of these zones, providing for a greater range of commercial activity, as the settlements do not have their own business zones. The Large Lot Residential Zone provides for <del>very</del> low density <u>residential and</u> rural residential living opportunities with a <u>more</u> open, spacious character <u>than other residential zones.</u> "
236.15	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Amend	Amend RESZ-O5 to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development. This will provide a new housing typology, and adjacent to an urban area. It is necessary to achieve sustainable growth, and meet National Policy Statement for Urban Development (NPS-UD) requirements. The current approach is not flexible or responsive to innovative development, and has cost, timeframe and certainty barriers. Allocating development areas does not align with NPS-UD direction to provide land, encourage housing innovation, and provide for a range of housing needs. A comprehensive and coordinated low density, high quality residential environment cannot be developed in the District's towns, RLZ, or Settlement Zone as a permitted activity. The National Planning Standards provide for large lot urban residential however the Proposed District Plan does not provide this, likely due to the Canterbury Regional Policy Statement limiting lower density residential living to 1-2 households per hectare. There is demand for generous sized lots close to amenities, which can shape and edge urban areas and provide different yet complementary amenity.	Amend RESZ-O5:  <u>"A wide range of housing types, sizes and densities are available in each township to meet housing needs. Residential Zones provide for the needs of the community through:</u> <u>1. a range of residential unit types; and</u> <u>2. a variety of residential unit densities"</u>



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
236.16	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Amend	Amend RESZ-P14 to delete reference to the alternative minimum net density of 12 households per ha where there are demonstrated constraints and instead provide for a density exemption, also add reference to types of constraints that may be included, to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development. This will provide a new housing typology, and adjacent to an urban area. It is necessary to achieve sustainable growth, and meet National Policy Statement for Urban Development (NPS-UD) requirements. The current approach is not flexible or responsive to innovative development, and has cost, timeframe and certainty barriers. Allocating development areas does not align with NPS-UD direction to provide land, encourage housing innovation, and provide for a range of housing needs. A comprehensive and coordinated low density, high quality residential environment cannot be developed in the District's towns, RLZ, or Settlement Zone as a permitted activity. The National Planning Standards provide for large lot urban residential however the Proposed District Plan does not provide this, likely due to the Canterbury Regional Policy Statement limiting lower density residential living to 1-2 households per hectare. There is demand for generous sized lots close to amenities, which can shape and edge urban areas and provide different yet complementary amenity.	Amend RESZ-P14: "... 1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant Outline Development Plan, unless there are demonstrated constraints then <u>a density exemption shall apply. Constraints may include but not be limited to landscape and ground conditions, and existing subdivision and housing patterns, no less than 12 households per ha.</u> 2. in new Large Lot Residential Zone <u>Overlays</u> , achieve <u>a average</u> net density <u>ies of LLR-SCA Density 1</u> - 1 to 2 households per ha <u>LLR-SCA Density 2 - 1500m<sup>2</sup> ...</u> "

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
236.17	Fiona Aston	LLRZ - Large Lot Residential Zone	Introduction	Introduction	Amend	Seek amendment to the first two paragraphs of the Introduction to the Large Lot Residential Zone (LLRZ) Chapter to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone (RLZ) to LLRZ with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development. This will provide a new housing typology, and adjacent to an urban area. It is necessary to achieve sustainable growth, and meet National Policy Statement for Urban Development (NPS-UD) requirements. The current approach is not flexible or responsive to innovative development, and has cost, timeframe and certainty barriers. Allocating development areas does not align with NPS-UD direction to provide land, encourage housing innovation, and provide for a range of housing needs. A comprehensive and coordinated low density, high quality residential environment cannot be developed in the District's towns, RLZ, or Settlement Zone as a permitted activity. The National Planning Standards provide for large lot urban residential however the Proposed District Plan does not provide this, likely due to the Canterbury Regional Policy Statement limiting lower density residential living to 1-2 households per hectare. There is demand for generous sized lots close to amenities, which can shape and edge urban areas and provide different yet complementary amenity.	Amend the first two paragraphs of the Introduction to the Large Lot Residential Zone Chapter:  "Introductionarge Lot Residential Zone is to provide residential living opportunities for predominantly detached residential units on lots larger than other Residential Zones. The Large Lot Residential Zone are located near but outside the established townships, other than the LLR-SCA Density 2 Zone located at the township edge. Some opportunity is also provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone. There are particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for intensification is reliant on sites being appropriately serviced, natural hazard risk being managed. and the density requirements for rural residential development directed by the RPS being achieved."
236.18	Fiona Aston	LLRZ - Large Lot Residential Zone	Objectives	LLRZ-O1	Amend	Amend LLRZ-O1 to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Amend LLRZ-O1: "... 1. is of low density detached residential units set on generous <u>sized sites</u> ; 2. <u>is an environment with generally lower levels of noise and traffic than other residential zones, and low levels of odour and dust</u> ; 3. <u>LLR – SCA D1</u> - has a predominance of open space over built form; 4. <u>is an environment with generally lower levels of noise, traffic than other residential zones, and low levels of, outdoor lighting, odour and dust; and</u> 5. <u>LLR – SCA D1</u> - provides opportunities for agriculture activities where these do not detract from maintaining a quality residential environment, but provides limited opportunities for other activities. 6. <u>LLR – SCA D2 – enables high amenity residential areas providing scope for large houses on large residential sites;...</u> "
236.19	Fiona Aston	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P1	Amend	Seeks amendment to LLRZ-P1 to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Amend LLRZ-P1(2):  "2. managing the scale and location of buildings so as to maintain a sense of openness and space between buildings on adjoining sites and ensuring that <u>in the case of the LLR-SCA D1 zone</u> open space predominates over built form on each site;"
236.20	Fiona Aston	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P2	Support	Supports LLRZ-P2 as it helps to enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Retain LLRZ-P2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
236.21	Fiona Aston	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P3	Support	Support LLRZ-P3 to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Retain LLRZ-P3 as notified.
236.22	Fiona Aston	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P4	Amend	Seek amendment to LLRZ-P4 to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Amend LLRZ-P4(2): "... 2. <b>LLR-SCA D1</b> - limiting kerb, channel and street lighting compared to other Residential Zones."
236.23	Fiona Aston	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P5	Support	Support LLRZ-P5 as it helps to enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Retain LLRZ-P5 as notified.
236.24	Fiona Aston	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS1	Amend	Amend Large Lot Residential Zone (LLRZ) Built Form Standards to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to LLRZ with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Amend Large Lot Residential Zone Built form standards for the Large Lot Residential – Specific Control Area Density 2 (LLR-SCA D2 Zone):  "LLRZ-BFS1 Site density <u>Site density shall be a maximum of:</u> - <u>One residential unit per 1500m<sup>2</sup> of net site area, or</u> - <u>One residential unit on any site less than 1500m<sup>2</sup></u> <u>Minimum net site area – 1000m<sup>2</sup>..."</u>
236.25	Fiona Aston	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS2	Support	Support LLRZ-BFS2 as it helps to enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Retain LLRZ-BFS2 as notified.
236.26	Fiona Aston	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS4	Amend	Seeks amendment to LLRZ-BFS4 to help enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Amend LLRZ-BFS4:  "LLRZ-BFS4 Impermeable surface – <u>does not apply to Large Lot Residential – Specific Control Area Density 2 (LLR-SCA D2)</u> The maximum impermeable surface of any site shall be 20% of the net site area. Activity status when compliance not achieved: DIS"

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236.27	Fiona Aston	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS6	Support	Support LLRZ-BFS6 as it helps to enable the submitter's preferred request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) with net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average, along with some higher density residential development; or the submitter's alternative request to rezone the site Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (either LLRZ density standards; or net site area density partly 1000m <sup>2</sup> minimum with 1500m <sup>2</sup> minimum average and partly 2500m <sup>2</sup> minimum with 5000m <sup>2</sup> minimum average), Low Density Residential Zone (1000m <sup>2</sup> minimum and 1500m <sup>2</sup> minimum average), or GRZ, along with some higher density residential development.	Retain LLRZ-BFS6 as notified.
236.28	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	General	General	Amend	Seek addition of provisions for Low Density Residential Zone to help enable the submitter's alternative request to rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Rd, Fernside ("the site") from Rural Lifestyle Zone to Low Density Residential Zone; or General Residential Zone (GRZ); or Large Lot Residential Zone (density standards as per notified or a mix of any of and Large Lot Residential – Specific Control Area Density 2, with a minimum net site area 1000m <sup>2</sup> and minimum average net site area 1500m <sup>2</sup> (or similar), Large Lot Residential – Specific Control Area Density 1 (minimum and minimum average lot sizes 2500m <sup>2</sup> and 5000m <sup>2</sup> respectively, Low Density Residential (minimum and minimum average lot sizes 1000m <sup>2</sup> and 1500m <sup>2</sup> respectively, or GRZ, along with some provision higher density residential development.	Add provisions for Low Density Residential Zone:  <u>"LRZ-Objectives LRZ – O1 The Low Density Residential Zone provides for residential activity and is characterised by low density and spacious housing typologies consistent with a suburban character.</u>  <u>LRZ-Policies LRZ – P1 Enable activities that support and maintain a suburban character by managing the number of residential units that can be accommodated on each site and requiring: 1. a generally low rise built form consisting of single and two storey detached residential units; and 2. appropriate levels of openness around residential units which provides for residents on-site amenity."</u>
237.1	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Carter Group Property Limited	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle zoning for Lot 2 & 3 DP 318615, Lot 2 & Part Lot 1 DP 8301, Lot 2 DP 61732, Lot 1 DP 55849, Lot 2 DP55404, Part RS 2220, Lot 1 DP 318615 and Part Lot 1 DP 2267 as indicated by the map in the submission. Rezone to a combination of General Residential Zone (including an overlay providing for Educational facilities and retirement village activities), Large Lot Residential Zone, Local Centre Zone, and Open Space Zone.	Rezone the land a combination of General Residential Zone (including an overlay providing for Educational facilities and retirement village activities), Large Lot Residential Zone, Local Centre Zone, and Open Space Zone.
238.1	Malcolm Dartnell	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P6	Support	The submitter has established several local halls for Christian worship within Rangiora and intends to establish more in next few years. Local halls are located in residential zones within walking distance. The worshipping community uses main halls, and local halls. Main halls will likely trigger RES-MD2 and RES-MD4 and further consultation would be required for establishment due to their large size and attendance. However, local halls are smaller for smaller gatherings, used for holding the Lord's Supper on Sunday mornings and weekly prayer meetings, currently Monday evenings at 7:00pm. From 1967 to the first Covid-19 lock down the Lords Supper was celebrated at all halls at 6:00am, and no Council complaints were ever received.	Retain RESZ-P6 which allows local halls to be established in the General Residential Zone with no restrictions on times in which the hall is used.
238.2	Malcolm Dartnell	GRZ – General Residential Zone	Activity Rules	GRZ-R21	Support	The submitter has established several local halls for Christian worship within Rangiora and intends to establish more in next few years. Local halls are located in residential zones within walking distance. The worshipping community uses main halls, and local halls. Main halls will likely trigger RES-MD2 and RES-MD4 and further consultation would be required for establishment due to their large size and attendance. However, local halls are smaller for smaller gatherings, used for holding the Lord's Supper on Sunday mornings and weekly prayer meetings, currently Monday evenings at 7:00pm. From 1967 to the first Covid-19 lock down the Lords Supper was celebrated at all halls at 6:00am, and no Council complaints were ever received.	Retain GRZ-R21 which allows local halls to be established in the General Residential Zone with no restrictions on times in which the hall is used.
239.1	Inovo Projects Limited - Max Stevenson	Planning Maps	General	General	Amend	Oppose in part the Proposed District Plan, in particular, the site at Lot 1 DP 345997 and Lot 3 DP 40787 being zoned General Residential Zone (GRZ). The surrounding environment comprises business/industrial land to the north and east, with low residential and medium density developments along all other immediate boundaries. The submitter purchased the site in 2019, with the intention of developing for residential purposes. Amend the proposed zoning of Kaiapoi from GRZ to Medium Density Residential Zone (MRZ) so that it is generally consistent with the surrounding proposed MRZ environment. This would be a more cohesive and efficient use for this largely vacant land rather than retrospectively intensifying, currently the establishment of medium density housing would be a non-complying activity, this would be consistent with the National Policy Statement on Urban Development (2020), and would help alleviate the housing crisis.	Amend the zoning of Kaiapoi from General Residential Zone (GRZ) to Medium Density Residential Zone (MRZ). Refer to Figure 4 in submission for proposed zoning map.
240.1	Malcolm Dartnell	SUB - Wawahia whenua - Subdivision	Policies	SUB-P5	Support	Support SUB-P5.	Retain SUB-P5 and RESZ-O5 Housing choice and allow for a variety of section sizes and housing types in existing townships.

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240.2	Malcolm Dartnell	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Support	Support RESZ-O5.	Give effect to SUB-P5 Density in Residential Zones and RESZ-O5 Housing choice, and allow for a variety of section sizes and housing types in existing townships.
240.3	Malcolm Dartnell	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Amend	RESZ-P14 requires 15 households per ha which would result in a 667m <sup>2</sup> maximum section size. Table SUB-1 requires a minimum allotment area of 500m <sup>2</sup> and an internal square of 15m x 15m in the General Residential Zone (GRZ). Table TRAN-3: requires a road reserve of 18m wide. When compiling these requirements the maximum section size possible is 531m <sup>2</sup> (refer to Figure 1 in submission). Every new section in the proposed GRZ will range from 500- 531m <sup>2</sup> and every house will have a maximum footprint of 225-239m <sup>2</sup> . This will not meet requirements of SUB-P5 to "Provide for a variety of site sizes" and RESZ-O5 Housing choice.	More flexibility is required to encourage a range of section sizes and housing types to comply with SUB-P5 and RESZ-O5. Options could include: Amend RESZ-P14: "in new Development Areas, achieve a minimum net density of 45 <u>10</u> households per ha".
240.4	Malcolm Dartnell	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Amend	RESZ-P14 requires 15 households per ha which would result in a 667m <sup>2</sup> maximum section size. Table SUB-1 requires a minimum allotment area of 500m <sup>2</sup> and an internal square of 15m x 15m in the General Residential Zone (GRZ). Table TRAN-3: requires a road reserve of 18m wide. When compiling these requirements the maximum section size possible is 531m <sup>2</sup> (refer to Figure 1 in full submission). Every new section in the proposed GRZ will range from 500- 531m <sup>2</sup> and every house will have a maximum footprint of 225-239m <sup>2</sup> . This will not meet requirements of SUB-P5 to "Provide for a variety of site sizes" and RESZ-O5 Housing choice.	More flexibility is required to encourage a range of section sizes and housing types to comply with SUB-P5 and RESZ-O5. Options could include: Amend the minimum section size in the General Residential Zone to 350m <sup>2</sup> with a shape factor of 13m x 13m. This could be combined with amendment to RESZ-P14 to yield 10 dwellings per ha.
240.5	Malcolm Dartnell	Planning Maps	General	General	Amend	RESZ-P14 requires 15 households per ha which would result in a 667m <sup>2</sup> maximum section size. Table SUB-1 requires a minimum allotment area of 500m <sup>2</sup> and an internal square of 15m x 15m in the General Residential Zone (GRZ). Table TRAN-3: requires a road reserve of 18m wide. When compiling these requirements the maximum section size possible is 531m <sup>2</sup> (refer to Figure 1 in submission). Every new section in the proposed GRZ will range from 500- 531m <sup>2</sup> and every house will have a maximum footprint of 225-239m <sup>2</sup> . This will not meet requirements of SUB-P5 to "Provide for a variety of site sizes" and RESZ-O5 Housing choice.	Options could include: Provide for a Low-density residential zone, as defined in the National Planning Standards within the projected infrastructure areas of both Rangiora and Kaiapoi. This could be done in combination with reducing minimum lot size in the General Residential Zone to 350m <sup>2</sup> with a shape factor of 13m x 13m.
241.1	Malcolm Dartnell	LLRZ - Large Lot Residential Zone	Objectives	LLRZ-O1	Support	Support LLRZ-O1 as these developments provide much needed housing choice.	Not specified.
241.2	Malcolm Dartnell	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Amend	Seek the Council provides suitable conditions for development areas close to Rangiora. The minimum average for lots within the subdivision in Table SUB-1 are 2,500m <sup>2</sup> with a minimum average of 5,000m <sup>2</sup> , which is unnecessarily restrictive, lowers potential yield and discourages development. This also creates a range in lot sizes up to 10,000m <sup>2</sup> which under utilise land and are difficult to maintain.	Delete the minimum average requirement for the Large Lot Residential Zone in Table SUB-1.
242.1	Fiona Aston	Planning Maps	General	General	Amend	Rezone 63 Oxford Road and 212 Johns Road, Rangiora for residential development, which would accommodate approximately 297 General Residential Zone lots and contribute to Rangiora's sustainable growth. Rezoning this land is consistent with the growth direction for Rangiora set out in the Proposed District Plan and Canterbury Regional Policy Statement (CRPS) (site is within a Future Development Area (FDA) on Map A of CRPS). It would give effect to the National Policy Statement on Urban Development and Change 1 of the CRPS. There are no resource management reasons precluding the site from rezoning. It is the most appropriate outcome, particularly given the removal of statutory planning barriers, and the vacant residential land shortfall causing high demand and increasing house prices. Submissions promoting rezoning within FDAs are an immediate opportunity to bridge this shortfall in the medium term, and early part of the long term. Rangiora has approximately four years vacant land supply; there is urgency to provide additional capacity given it takes 3-5 years to convert zoned land into developed lots. Further feasible development capacity through zoning is needed to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets.	Rezone 63 Oxford Road and 212 Johns Road, Rangiora (legally described as Pt RS 48562, Lot 1 DP 61800, and Pt RS 903) to General Residential Zone and Medium Density Residential Zone.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
242.2	Fiona Aston	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Amend SD-O2 to reflect National Policy Statement on Urban Development requirement that Tier 1 Council's must provide "at least" sufficient development capacity, in order to enable the submitters request to rezone 63 Oxford Road and 212 Johns Road, Rangiora for residential development, which would accommodate approximately 297 General Residential Zone lots and contribute to Rangiora's sustainable growth. Rezoning this land is consistent with the growth direction for Rangiora set out in the Proposed District Plan and Canterbury Regional Policy Statement (CRPS) (site is within a Future Development Area (FDA) on Map A of CRPS). It would give effect to the National Policy Statement on Urban Development and Change 1 of the CRPS. There are no resource management reasons precluding the site from rezoning. It is the most appropriate outcome, particularly given the removal of statutory planning barriers, and the vacant residential land shortfall causing high demand and increasing house prices. Submissions promoting rezoning within FDAs are an immediate opportunity to bridge this shortfall in the medium term, and early part of the long term. Rangiora has approximately four years vacant land supply; there is urgency to provide additional capacity given it takes 3-5 years to convert zoned land into developed lots. Further feasible development capacity through zoning is needed to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets.	Amend SD-O2:  "Urban development and infrastructure that: ... 4. provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to <u>as a minimum</u> achieve the housing bottom lines in UFD-O1 ..."
242.3	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Amend	Amend UFD-O1 with updated housing capacity bottom lines, add reference to each township, add reference a wide range of housing types, sizes and densities, and update to reflect National Policy Statement on Urban Development requirement that Tier 1 Council's must provide "at least" sufficient development capacity, in order to enable the submitter's request to rezone 63 Oxford Road and 212 Johns Road, Rangiora for residential development, which would accommodate approximately 297 General Residential Zone lots and contribute to Rangiora's sustainable growth. Rezoning this land is consistent with the growth direction for Rangiora set out in the Proposed District Plan and Canterbury Regional Policy Statement (CRPS) (site is within a Future Development Area (FDA) on Map A of CRPS). It would give effect to the National Policy Statement on Urban Development and Change 1 of the CRPS. There are no resource management reasons precluding the site from rezoning. It is the most appropriate outcome, particularly given the removal of statutory planning barriers, and the vacant residential land shortfall causing high demand and increasing house prices. Submissions promoting rezoning within FDAs are an immediate opportunity to bridge this shortfall in the medium term, and early part of the long term. Rangiora has approximately four years vacant land supply; there is urgency to provide additional capacity given it takes 3-5 years to convert zoned land into developed lots. Further feasible development capacity through zoning is needed to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets.	Amend UFD-O1:  "Feasible development capacity for residential activities <u>At least</u> sSufficient feasible development capacity for residential activity <u>in each township</u> to meet specified housing bottom lines, <u>a wide range of housing types, sizes and densities</u> and a changing demographic profile of the District as follows:...{updated housing capacity bottom lines}."
242.4	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Amend	Amend UFD-O2 to align with National Policy Statement on Urban Development requirement for Tier 1 local authorities to provide at least sufficient development capacity to meet expected demand for housing in order to enable the submitter's request to rezone 63 Oxford Road and 212 Johns Road, Rangiora for residential development, which would accommodate approximately 297 General Residential Zone lots and contribute to Rangiora's sustainable growth. Rezoning this land is consistent with the growth direction for Rangiora set out in the Proposed District Plan and Canterbury Regional Policy Statement (CRPS) (site is within a Future Development Area (FDA) on Map A of CRPS). It would give effect to the National Policy Statement on Urban Development and Change 1 of the CRPS. There are no resource management reasons precluding the site from rezoning. It is the most appropriate outcome, particularly given the removal of statutory planning barriers, and the vacant residential land shortfall causing high demand and increasing house prices. Submissions promoting rezoning within FDAs are an immediate opportunity to bridge this shortfall in the medium term, and early part of the long term. Rangiora has approximately four years vacant land supply; there is urgency to provide additional capacity given it takes 3-5 years to convert zoned land into developed lots. Further feasible development capacity through zoning is needed to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets.	Amend UFD-O2:  "Feasible development capacity for commercial activities and industrial activities <u>At least</u> sSufficient feasible development capacity to meet commercial and industrial development demand."



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
242.5	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	Amend UFD-P6 to include West Rangiora, delete reference to the certification process, and provide option for development capacity to be exceeded, not just met, to enable the submitter's request to rezone 63 Oxford Road and 212 Johns Road, Rangiora for residential development, which would accommodate approximately 297 General Residential Zone lots and contribute to Rangiora's sustainable growth. Rezoning this land is consistent with the growth direction for Rangiora set out in the Proposed District Plan and Canterbury Regional Policy Statement (CRPS) (site is within a Future Development Area (FDA) on Map A of CRPS). It would give effect to the National Policy Statement on Urban Development and Change 1 of the CRPS. There are no resource management reasons precluding the site from rezoning. It is the most appropriate outcome, particularly given the removal of statutory planning barriers, and the vacant residential land shortfall causing high demand and increasing house prices. Submissions promoting rezoning within FDAs are an immediate opportunity to bridge this shortfall in the medium term, and early part of the long term. Rangiora has approximately four years vacant land supply; there is urgency to provide additional capacity given it takes 3-5 years to convert zoned land into developed lots. Further feasible development capacity through zoning is needed to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets.	Amend UFD-P6:  "Mechanism to release Residential Development Areas The release of land within the identified new development areas of Kaiapoi, <u>West Rangiora</u> , North East Rangiora and South East Rangiora occurs in an efficient and timely manner <u>via a certification process to that</u> enables residential activity to meet or <u>exceed</u> short to medium-term feasible development capacity and achievement of housing"
242.6	Fiona Aston	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	Amend SUB-O1 to delete reference to subdivision design that consolidates urban development and maintains of rural character except where required for, and identified by, the District Council for urban development in order to enable the submitter's request to rezone 63 Oxford Road and 212 Johns Road, Rangiora for residential development, which would accommodate approximately 297 General Residential Zone lots and contribute to Rangiora's sustainable growth. Rezoning this land is consistent with the growth direction for Rangiora set out in the Proposed District Plan and Canterbury Regional Policy Statement (CRPS) (site is within a Future Development Area (FDA) on Map A of CRPS). It would give effect to the National Policy Statement on Urban Development and Change 1 of the CRPS. There are no resource management reasons precluding the site from rezoning. It is the most appropriate outcome, particularly given the removal of statutory planning barriers, and the vacant residential land shortfall causing high demand and increasing house prices. Submissions promoting rezoning within FDAs are an immediate opportunity to bridge this shortfall in the medium term, and early part of the long term. Rangiora has approximately four years vacant land supply; there is urgency to provide additional capacity given it takes 3-5 years to convert zoned land into developed lots. Further feasible development capacity through zoning is needed to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets.	Amend SUB-O1:  "Subdivision design achieves an integrated pattern of land use, development, and urban form, that: 1. provides for anticipated land use and density that achieve the identified future character, form or function of zones; <del>2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development;</del> ..."
242.7	Fiona Aston	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	Amend SUB-P6 to delete reference to the alternative minimum net density of 12 households per ha, and instead provide for a more flexible alternative, in order to enable the submitter's request to rezone 63 Oxford Road and 212 Johns Road, Rangiora for residential development, which would accommodate approximately 297 General Residential Zone lots and contribute to Rangiora's sustainable growth. Rezoning this land is consistent with the growth direction for Rangiora set out in the Proposed District Plan and Canterbury Regional Policy Statement (CRPS) (site is within a Future Development Area (FDA) on Map A of CRPS). It would give effect to the National Policy Statement on Urban Development and Change 1 of the CRPS. There are no resource management reasons precluding the site from rezoning. It is the most appropriate outcome, particularly given the removal of statutory planning barriers, and the vacant residential land shortfall causing high demand and increasing house prices. Submissions promoting rezoning within FDAs are an immediate opportunity to bridge this shortfall in the medium term, and early part of the long term. Rangiora has approximately four years vacant land supply; there is urgency to provide additional capacity given it takes 3-5 years to convert zoned land into developed lots. Further feasible development capacity through zoning is needed to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets.	Amend SUB-P6:  "Ensure that new Residential Development Areas, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall: ... 2. be prepared in accordance with the following: ... c. for new Residential Development Areas, demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then <del>no less than 12 households per ha</del> <u>a reduced density standard or density exemption shall apply</u> . ..."

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242.8	Fiona Aston	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Amend	Amend SUB-P7 to delete requirement for subdivision to be in accordance with fixed or flexible elements of Outline Development Plan (ODP) and instead require the outcomes of an ODP to be met, in order to enable the submitter's request to rezone 63 Oxford Road and 212 Johns Road, Rangiora for residential development, which would accommodate approximately 297 General Residential Zone lots and contribute to Rangiora's sustainable growth. Rezoning this land is consistent with the growth direction for Rangiora set out in the Proposed District Plan and Canterbury Regional Policy Statement (CRPS) (site is within a Future Development Area (FDA) on Map A of CRPS). It would give effect to the National Policy Statement on Urban Development and Change 1 of the CRPS. There are no resource management reasons precluding the site from rezoning. It is the most appropriate outcome, particularly given the removal of statutory planning barriers, and the vacant residential land shortfall causing high demand and increasing house prices. Submissions promoting rezoning within FDAs are an immediate opportunity to bridge this shortfall in the medium term, and early part of the long term. Rangiora has approximately four years vacant land supply; there is urgency to provide additional capacity given it takes 3-5 years to convert zoned land into developed lots. Further feasible development capacity through zoning is needed to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets.	Amend SUB-P7:  <del>"Ensure that subdivision is in accordance with the fixed or flexible elements of any relevant ODP.</del> <u>Manage subdivision to ensure that the outcomes intended by the Outline Development Plan are met."</u>
242.9	Fiona Aston	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Amend	Amend SUB-S3 to delete reference to the alternative minimum net density of 12 households per ha, and instead provide for a more flexible alternative, in order to enable the submitter's request to rezone 63 Oxford Road and 212 Johns Road, Rangiora for residential development, which would accommodate approximately 297 General Residential Zone lots and contribute to Rangiora's sustainable growth. Rezoning this land is consistent with the growth direction for Rangiora set out in the Proposed District Plan and Canterbury Regional Policy Statement (CRPS) (site is within a Future Development Area (FDA) on Map A of CRPS). It would give effect to the National Policy Statement on Urban Development and Change 1 of the CRPS. There are no resource management reasons precluding the site from rezoning. It is the most appropriate outcome, particularly given the removal of statutory planning barriers, and the vacant residential land shortfall causing high demand and increasing house prices. Submissions promoting rezoning within FDAs are an immediate opportunity to bridge this shortfall in the medium term, and early part of the long term. Rangiora has approximately four years vacant land supply; there is urgency to provide additional capacity given it takes 3-5 years to convert zoned land into developed lots. Further feasible development capacity through zoning is needed to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets.	Amend SUB-S3:  <del>"Residential subdivision of any area subject to an ODP, except in the Large Lot Residential shall provide for a minimum net density of 15 households per ha, or the minimum density specified in the applicable Outline Development Plan, whichever is the lesser, or if there are demonstrated constraints then a density exemption shall apply, no less than 12 households per ha."</del>
242.10	Fiona Aston	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Support	Support SUB-S4, as it helps enable the submitter's request to rezone 63 Oxford Road and 212 Johns Road, Rangiora, for residential development.	Retain SUB-S4 as notified.
242.11	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Amend	Amend RESZ-O5 in order to enable the submitter's request to rezone 63 Oxford Road and 212 Johns Road, Rangiora for residential development, which would accommodate approximately 297 General Residential Zone lots and contribute to Rangiora's sustainable growth. Rezoning this land is consistent with the growth direction for Rangiora set out in the Proposed District Plan and Canterbury Regional Policy Statement (CRPS) (site is within a Future Development Area (FDA) on Map A of CRPS). It would give effect to the National Policy Statement on Urban Development and Change 1 of the CRPS. There are no resource management reasons precluding the site from rezoning. It is the most appropriate outcome, particularly given the removal of statutory planning barriers, and the vacant residential land shortfall causing high demand and increasing house prices. Submissions promoting rezoning within FDAs are an immediate opportunity to bridge this shortfall in the medium term, and early part of the long term. Rangiora has approximately four years vacant land supply; there is urgency to provide additional capacity given it takes 3-5 years to convert zoned land into developed lots. Further feasible development capacity through zoning is needed to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets.	Amend RESZ-O5:  <del>"A wide range of housing types, sizes and densities are available in each township to meet housing needs, the needs of the community through</del> <del>1. a range of residential unit types; and</del> <del>2. a variety of residential unit densities"</del>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
242.12	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Amend	Amend RESZ-P14 to delete reference to the alternative minimum net density of 12 households per ha where there are demonstrated constraints and instead provide for density exemption, and also add reference to types of constraints that may be included, in order to enable the submitter's request to rezone 63 Oxford Road and 212 Johns Road, Rangiora for residential development, which would accommodate approximately 297 General Residential Zone lots and contribute to Rangiora's sustainable growth. Rezoning this land is consistent with the growth direction for Rangiora set out in the Proposed District Plan and Canterbury Regional Policy Statement (CRPS) (site is within a Future Development Area (FDA) on Map A of CRPS). It would give effect to the National Policy Statement on Urban Development and Change 1 of the CRPS. There are no resource management reasons precluding the site from rezoning. It is the most appropriate outcome, particularly given the removal of statutory planning barriers, and the vacant residential land shortfall causing high demand and increasing house prices. Submissions promoting rezoning within FDAs are an immediate opportunity to bridge this shortfall in the medium term, and early part of the long term. Rangiora has approximately four years vacant land supply; there is urgency to provide additional capacity given it takes 3-5 years to convert zoned land into developed lots. Further feasible development capacity through zoning is needed to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets.	Amend RESZ-P14:  "Development densities for new Development Areas and Large Lot Residential Zone Overlays shall be as follows: 1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant Outline Development Plan, unless there are demonstrated constraints then <u>a density exemption shall apply. Constraints may include but not be limited to protection of springs and historic heritage, ground conditions, and existing subdivision and housing patterns, less than 12 households per ha.</u> ..."
242.13	Fiona Aston	GRZ – General Residential Zone	Policies	GRZ-P1	Amend	Delete GRZ-P1(3) to delete the qualification that opportunities for multi-unit development should only be provided on larger sites, in order to enable the submitter's request to rezone 63 Oxford Road and 212 Johns Road, Rangiora for residential development, which would accommodate approximately 297 General Residential Zone lots and contribute to Rangiora's sustainable growth. Rezoning this land is consistent with the growth direction for Rangiora set out in the Proposed District Plan and Canterbury Regional Policy Statement (CRPS) (site is within a Future Development Area (FDA) on Map A of CRPS). It would give effect to the National Policy Statement on Urban Development and Change 1 of the CRPS. There are no resource management reasons precluding the site from rezoning. It is the most appropriate outcome, particularly given the removal of statutory planning barriers, and the vacant residential land shortfall causing high demand and increasing house prices. Submissions promoting rezoning within FDAs are an immediate opportunity to bridge this shortfall in the medium term, and early part of the long term. Rangiora has approximately four years vacant land supply; there is urgency to provide additional capacity given it takes 3-5 years to convert zoned land into developed lots. Further feasible development capacity through zoning is needed to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium-term targets.	Amend GRZ-P1:  "Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: ... 3. provides opportunities for multi-unit residential development <del>on larger sites</del> ; ..."
242.14	Fiona Aston	General	General	General	Oppose	Oppose certification process for delivering land for housing within New Development Areas, including West Rangiora. Given the acute housing need and escalating prices partly driven by supply shortage, Council must act quickly and with certainty to address the shortfall. Now is not the time to be testing a new, uncertain, and unproven method for delivering land for housing. Rezoning is quicker and more certain. Under the National Policy Statement on Urban Development, Council must provide at least sufficient development capacity to meet expected demand, and medium term must be zoned and infrastructure ready. Certification is contrary to Policy 6.3.12 of the Canterbury Regional Policy Statement which refers to demonstrating a need to provide further feasible development capacity through zoning additional land to address a shortfall. Certification is highly discretionary, does not give the applicant objection or appeal rights, and decision-making may not be transparently documented. Certification lapses if a Section 224(c) (Resource Management Act 1991) subdivision completion certificate is not granted within three years. Rezoning does not follow certification, and only occurs when an entire development area is rezoned, which may not be within the Proposed District Plan's life. The ability to meet the subdivision completion requirement by completing a smaller subdivision is not suitable as the subdivision would be hardly underway, yet services would be allocated to potentially a significant area indefinitely, which may prejudice others subdividing if there are servicing capacity constraints. There is a lack of clarity about how services are allocated between different certification applicants (e.g. first come, first served basis, or priority for favoured areas). Certification rules will not take effect until Council decisions are issued, and later if the provisions are appealed. The information and design details required mean the process could take at least 1- 2 years.	Seek Council apply the appropriate residential and other zones and the means to bring land to the market through an Resource Management Act 1991 process. The land within the Development Areas is required to be rezoned to meet the requirements of the National Policy Statement on Urban Development 2020.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
243.1	Drew and; Sarah Harpur	Planning Maps	General	General	Oppose	<p>Oppose the Rural Lifestyle Zone (RLZ) and Non-Urban Flood Assessment Overlay being applied to 168 Vicenza Drive, Mandeville, and the rest of San Dona, and request rezoning to Large Lot Residential Zone, and application of Urban Flood Hazard Assessment Overlay.</p> <p>San Dona allotments are between 1.2ha and 2.18ha and do not meet the minimum area of 4ha of RLZ. The primary use of land is not rural and olive oil pressing is not economically viable.</p> <p>Residents oppose that San Dona was left out of the Rural Residential Strategy, especially since infrastructure has been improved.</p> <p>Rezoning would consolidate Mandeville, infill development is efficient and effective use of land, would give effect to the requirements of the National Policy Statement for Urban Development 2020 and it is consistent with the Canterbury Regional Policy Statement as it would not convert productive land to residential. Rezoning would also contribute more to the rates base and support the population of local primary schools.</p> <p>The projected growth expectations for the next 30 years are 600 additional properties in the Ohoka drainage scheme, and Council has planned expenditure for capital works to resolve drainage issues. Infill development in San Dona can address stormwater flows at the time of consent. New water supply connections will be catered for by the planned 500m<sup>3</sup> new reservoir at Two Chain Road. Additional planned pump upgrades will provide capacity for 50 years of growth. New wastewater systems will be required and details provided at the time of development.</p>	Rezone San Dona to Large Lot Residential Zone with an Urban Flood Assessment overlay so there is consistent application of District Plan provisions across Mandeville North.
244.1	Fiona Aston	Planning Maps	General	General	Amend	<p>Rezone 405 Bradleys Road, 547 Mill Road, 351 Bradleys Road, and 566 Mill Road from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ). The proposal is to develop the site for rural residential purposes with a minimum lot size of 2,500m<sup>2</sup> and the average lot size not less than 5000m<sup>2</sup>; or minimum lot size 1000m<sup>2</sup> average lot size not less than 2000m<sup>2</sup>; or a mix of these densities as appropriate. An Outline Development Plan would be supplied.</p> <p>This would:</p> <ul style="list-style-type: none"> <li>- Be a logical and appropriate location for LLRZ and necessary to achieve sustainable growth and development of the District.</li> <li>- Be an efficient use of the site, provide for unmet demand, and add significant additional development capacity.</li> <li>- Contribute to a well-functioning urban environment, and adverse effects on the environment arising from the rezoning will be minimal and able to be mitigated. There would be no additional cost to the council. Reverse sensitivity effects are unlikely to arise from the rezoning and can be managed by subdivision design. Existing reverse sensitivity may be addressed.</li> <li>- Be consistent with IntroductionLRZ and Proposed District Plan objectives and policies, except those relating to Urban Growth which are already out of step with higher order Resource Management Act (RMA) 1991 statutory documents, would meet requirements of the National Policy Statement on Urban Development 2020, and achieve the purpose of the RMA.</li> </ul> <p>Productive use of the soils is becoming less feasible given the rise in reserve sensitivity complaints, impacts on traffic efficiency and safety can be managed by subdivision layout, and hazard risk is low or can be addressed.</p> <p>Refer to full submission for further details and assessment.</p>	<p>Rezone the land outlined in red on Figure 1 which is 405 Bradleys Road, 547 Mill Road, 351 Bradleys Road, and 566 Mill Road (approximately 51ha) and any other neighbouring land as appropriate (including as outlined blue on Figure 1) from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ), with minimum lot size of 2,500m<sup>2</sup> and average lot size not less than 5000m<sup>2</sup>.</p> <p>Alternatively, rezone to LLRZ, with minimum lot size 1000m<sup>2</sup> and average lot size not less than 2000m<sup>2</sup>; or a mix of the above zones, as appropriate.</p>
244.2	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Amend	<p>Rezoning 405 Bradleys Road, 547 Mill Road, 351 Bradleys Road, and 566 Mill Road from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ) would meet the required density standard, but submitter seeks an amendment to enable the number of households/ha to be increased in appropriate circumstances.</p> <p>The proposal is to develop the site for rural residential purposes with a minimum lot size of 2,500m<sup>2</sup> and the average lot size not less than 5000m<sup>2</sup>; or minimum lot size 1000m<sup>2</sup> average lot size not less than 2000m<sup>2</sup>; or a mix of these densities as appropriate. An Outline Development Plan would be supplied.</p> <p>The LLRZ provides for a range of lot sizes, enabling smaller lots to be close to the existing settlement and larger lots on the periphery, creating an interface between the development and the surrounding rural properties. Development will increase housing options and competition in Ohoka and the wider district, in accordance with the National Policy Statement on Urban Development 2020. The site has no development constraints that cannot be managed at subdivision stage, including flooding and drainage, traffic efficiency and safety, and connection to services. Existing reverse sensitivity effects can be addressed by the proposal and will cause no additional reverse sensitivity.</p> <p>Refer to full submission for further details and assessment.</p>	<p>Amend RESZ-P14:</p> <p>"... 2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2<sup>5</sup> households per ha."</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
245.1	Murray Peter Gemmell	Planning Maps	General	General	Amend	<p>An existing area of mixed use rural and consented commercial operation directly to the east of the existing centre of Waikuku township provides an opportunity to re-dress the imbalance in future commercial growth, due to Pegasus, Woodend, Waikuku and other surrounding urban and commercial hubs accepting substantial growth in recent years. The precise boundaries require further discussion and consultation.</p> <p>It is bounded by Main North Road (SH1) to the west and directly across from commercial operations at 'Z' service station and the 'Old School Collective' Café and retail hub (see illustration on page four of submission). The surrounding environment is predominately rural in character, with a number of smaller residential properties located on the opposite side of Main North Road to the site.</p> <p>Land availability of no less than 20ha and may extend to 30ha would provide the area with a significant percentage of commercially zoned land supply.</p>	<p>Propose the availability of this area (see illustration on page four of submission) be actively considered for commercial rezoning within the present District Plan Review. Its location, scale and relationship to existing commercial activities as well as the proximity to Main North Road (State Highway 1) make it eminently suited for commercial rezoning. It is capable of being a considerable contributor to the future of the town post 2021.</p>
246.1	Fiona Aston	Planning Maps	General	General	Amend	<p>Rezone 126 Lehman's Rd, Fernside for residential development.</p> <p>The site is included as a Future Development Area (FDA) on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD.</p> <p>There are no resource management reasons as to why the site cannot be rezoned. It would be the most appropriate planning outcome for the site, particularly given the statutory planning barriers have now been removed, and the shortfall of vacant residential land, which is causing high demand and escalating housing prices.</p> <p>Rezoning Future Development Areas (FDAs) should be seen as an immediate opportunity to bridge this shortfall in medium term, and early part of the long term, and would contribute to Rangiora's sustainable growth by accommodating approximately 70 lots. There is about four years vacant land supply in Rangiora and there is some urgency in providing additional capacity.</p> <p>Oppose proposed certification process for delivering land for housing within the New Development Areas including at West Rangiora. While innovation is important, now is not the time to be testing a new, uncertain, and unproven method for delivering land for housing. Rezoning to residential is a quicker and more certain method. Under the NPS-UD, Council must provide at least sufficient development capacity to meet expected demand for housing, and development capacity for the medium term must be zoned and be infrastructure ready.</p>	<p>Rezone 126 Lehman's Rd, Fernside, Pt RS 48562, to General Residential Zone and Medium Density Residential Zone.</p> <p>Or, as a less preferred alternative, retain proposed Rural Lifestyle zoning but address concerns with the certification process so it is a fair, equitable, transparent, appealable, efficient and fast process for delivering land for housing.</p>
246.2	Fiona Aston	WR - West Rangiora	Appendix	Appendix	Amend	<p>Delete all medium density areas from the DEV-WR-APP1 - West Rangiora Outline Development Plan and instead discussion of potentially suitable locations within the Outline Development Plan narrative, in order to give effect to submitter's request to rezone 126 Lehman's Rd, Fernside for residential development.</p> <p>The site is included as a Future Development Area on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.</p>	<p>Amend DEV-WR-APP1 - West Rangiora Outline Development Plan by deleting all medium density areas and discuss potentially suitable locations in the Outline Development Plan narrative, not on the Outline Development Plan:</p> <p><b>"Land Use Plan</b></p> <p>The Outline Development Plan for the West Rangiora Development Area provides for a variety of site sizes, <u>including some medium density residential activity. Appropriate locations will be determined at subdivision design stage. Suitable locations may include overlooking open space/green corridors and reserves; in proximity to reserves, existing or planned future public transport routes and/or local centres. Small clusters are likely to be suitable throughout the ODP area., with medium density residential activity located along a key north/south primary road connection and along Johns and Oxford Roads, as these are suitable to have public transport links and associated higher amenity areas. Locating medium density residential activity along these maximises opportunities for alternative transport, including walking and cycling, to local amenity and services. The location of a concentration of medium density residential activity, at a minimum ratio of 70% medium density and a maximum of 30% general density, at either side of this primary road as shown in the Outline Development Plan is therefore fixed.</u> The Medium Density Residential Zone enables a minimum lot size of 200m<sup>2</sup> while the General Residential Zone enables a minimum lot size of 500m<sup>2</sup>. Overall, the West Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case <u>an exemption shall apply, no less than 12 households per ha shall be achieved.</u></p>

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							<p>For water, wastewater and stormwater servicing reasons, staging of development from the south to the north is preferable, except where initial development can be serviced through a temporary commitment of existing infrastructure capacity. <del>Development within the West Rangiora Development Area is to be contiguous. The Outline Development Plan does not anticipate physically separated or ad-hoc development...</del></p> <p><b>Fixed Outline Development Plan Features for the West Rangiora Development Area:</b>  <del>Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) immediately adjoining the new north/south road ...</del></p>
246.3	Fiona Aston	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	<p>Amend SD-O2 to reflect National Policy Statement on Urban Development requirement that Tier 1 Council's must provide "at least" sufficient development capacity, in order to give effect to submitter's request to rezone 126 Lehman's Rd, Fernside for residential development.</p> <p>The site is included as a Future Development Area on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.</p>	<p>Amend SD-O2:</p> <p>"Urban development and infrastructure that:</p> <p>...</p> <p>1. provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to <u>as a minimum</u> achieve the housing bottom lines in UFD-O1</p> <p>..."</p>
246.4	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Amend	<p>Amend UFD-O1 with updated housing capacity bottom lines, add reference to each township, add reference a wide range of housing types, sizes and densities, and update to reflect National Policy Statement on Urban Development requirement that Tier 1 Council's must provide "at least" sufficient development capacity in order to give effect to submitter's request to rezone 126 Lehman's Rd, Fernside for residential development.</p> <p>The site is included as a Future Development Area on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.</p>	<p>Amend UFD-O1:</p> <p>"Feasible development capacity for residential activities  <u>At least s</u>ufficient feasible development capacity for residential activity <u>in each township</u> to meet specified housing bottom lines, <u>a wide range of housing types, sizes and densities</u> and a changing demographic profile of the District as follows: <u>... (updated housing capacity bottom lines)</u>"</p>
246.5	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Amend	<p>Amend UFD-O2 to align with National Policy Statement on Urban Development requirement for Tier 1 local authorities to provide at least sufficient development capacity to meet expected demand for housing in order to give effect to submitter's request to rezone 126 Lehman's Rd, Fernside for residential development.</p> <p>The site is included as a Future Development Area on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.</p>	<p>Amend UFD-O2:</p> <p>"<u>At least s</u>ufficient feasible development capacity to meet commercial and industrial development demand."</p>
246.6	Fiona Aston	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	<p>Amend UFD-P6 to include West Rangiora, delete reference to the certification process, and provide option for development capacity to be exceeded, not just met, in order to give effect to submitter's request to rezone 126 Lehman's Rd, Fernside for residential development.</p> <p>The site is included as a Future Development Area on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.</p>	<p>Amend UFD-P6</p> <p>"The release of land within the identified new development areas of Kaiapoi, <u>West Rangiora</u>, North East Rangiora and South East Rangiora occurs in an efficient and timely manner <del>via a certification process to that</del> enables residential activity to meet or <u>exceed</u> short to medium-term feasible development capacity and achievement of housing."</p>
246.7	Fiona Aston	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	<p>Amend SUB-O1 to delete reference to subdivision design that consolidates urban development and maintains of rural character except where required for, and identified by, the District Council for urban development, in order to give effect to submitter's request to rezone 126 Lehman's Rd, Fernside for residential development.</p> <p>The site is included as a Future Development Area on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.</p>	<p>Amend SUB-O1:</p> <p>"Subdivision design achieves an integrated pattern of land use, development, and urban form, that:</p> <p>1. provides for anticipated land use and density that achieve the identified future character, form or function of zones;</p> <p><del>2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development;</del></p> <p>..."</p>



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246.8	Fiona Aston	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	Amend SUB-P6 to delete reference to the alternative minimum net density of 12 households per ha, and instead provide for a more flexible alternative, in order to give effect to submitter's request to rezone 126 Lehmans Rd, Fernside for residential development. The site is included as a Future Development Area on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.	Amend SUB-P6:  "Ensure that new Residential Development Areas, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall: ... 2. be prepared in accordance with the following: ... c. for new Residential Development Areas, demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then <u>no less than 12 households per ha</u> <u>a reduced density standard or density exemption shall apply.</u> ..."
246.9	Fiona Aston	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Amend	Amend SUB-P7 to delete requirement for subdivision to be in accordance with fixed or flexible elements of Outline Development Plan (ODP) and instead require the outcomes of an ODP to be met, in order to give effect to submitter's request to rezone 126 Lehmans Rd, Fernside for residential development. The site is included as a Future Development Area on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.	Amend SUB-P7:  <del>"Ensure that subdivision is in accordance with the fixed or flexible elements of any relevant ODP. Manage subdivision to ensure that the outcomes intended by the Outline Development Plan are met."</del>
246.10	Fiona Aston	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Amend	Amend SUB-S3 to delete reference to the alternative minimum net density of 12 households per ha, and instead provide for a more flexible alternative, in order to give effect to submitter's request to rezone 126 Lehmans Rd, Fernside for residential development. The site is included as a Future Development Area on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.	Amend SUB-S3:  "Residential subdivision of any area subject to an ODP, except in the Large Lot Residential shall provide for a minimum net density of 15 households per ha, <u>or the minimum density specified in the applicable Outline Development Plan, whichever is the lesser, or if there are demonstrated constraints then a density exemption shall apply, no less than 12 households per ha.</u> Activity status when compliance not achieved: NC"
246.11	Fiona Aston	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Support	Support SUB-S4, as it helps give effect to submitter's request to rezone 126 Lehmans Rd, Fernside for residential development. The site is included as a Future Development Area (FDA) on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.	Retain SUB-S4 as notified.
246.12	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Amend	Amend RESZ-O5 in order to give effect to submitter's request to rezone 126 Lehmans Rd, Fernside for residential development. The site is included as a Future Development Area (FDA) on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.	Amend RESZ-O5:  <del>"A wide range of housing types, sizes and densities are available in each township to meet housing needs the needs of the community through</del> <del>1- a range of residential unit types; and</del> <del>2- a variety of residential unit densities"</del>
246.13	Fiona Aston	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Amend	Amend RESZ-P14 to delete reference to the alternative minimum net density of 12 households per ha where there are demonstrated constraints and instead provide for density exemption, also add reference to types of constraints that may be included, in order to give effect to submitter's request to rezone 126 Lehmans Rd, Fernside for residential development. The site is included as a Future Development Area on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.	Amend RESZ-P14:  "1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints then <u>a density exemption shall apply. Constraints may include but not be limited to protection of springs and historic heritage, ground conditions, and existing subdivision and housing patterns, less than 12 households per ha...</u> "

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
246.14	Fiona Aston	GRZ – General Residential Zone	Policies	GRZ-P1	Amend	Delete GRZ-P1(3) to delete the qualification that opportunities for multi-unit development should only be provided on larger sites, in order to give effect to submitter's request to rezone 126 Lehmans Rd, Fernside for residential development. The site is included as a Future Development Area on Map A of the Canterbury Regional Policy Statement (CRPS), which are intended to accommodate increased demand for new dwellings, and respond to the National Policy Statement on Urban Development 2020 (NPS-UD). Rezoning this land for residential would be consistent with the growth direction for Rangiora set out in the CRPS and Proposed District Plan, and give effect to Change 1 of the CRPS and the NPS-UD, and address the shortfall of vacant residential land by accommodating approximately 70 lots.	Amend GRZ-P1:  "Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: ... 3. provides opportunities for multi-unit residential development on larger sites; ..."
246.16	Fiona Aston	General	General	General	Amend	Oppose certification process for delivering land for housing within the New Development Areas, including at West Rangiora. Council must act quickly and with certainty to address the shortfall in housing supply, which is escalating prices. It is not the time to test a new, uncertain, and unproven method for delivering housing land. Rezoning is quicker and more certain. Under the National Policy Statement on Urban Development, Council must provide at least sufficient development capacity to meet demand, and development capacity for the medium term must be zoned and infrastructure ready. The certification process is contrary to Policy 6.3.12 of the Canterbury Regional Policy Statement which refers to demonstrating a need to provide further feasible development capacity through the rezoning to address a shortfall. The certification process is highly discretionary, does not give the applicant objection or appeal rights, and the decision-making process may not be transparently documented. Certification lapses if a Section 224(c) (Resource Management Act 1991) subdivision completion certification is not granted within three years of certification. Rezoning would only occur when the entire West Rangiora Development Area is rezoned, which may not be within the life of the Proposed District Plan. The ability to meet the subdivision 'completion' requirement by completing a smaller subdivision is not suitable as the subdivision would be hardly underway, yet services would be allocated to potentially a significant area indefinitely, which may prejudice other subdividers if there are servicing capacity constraints. There is a lack of clarity about how services will be allocated between different certification applicants (i.e. first come, first served, or priority for favoured areas). The certification rules take effect once decisions are issued, and later if subject to appeal. The substantial information and design detail requirements mean the process could take 1- 2 years or more.	Rezone 126 Lehmans Rd, Fernside, Pt RS 48562, to General Residential Zone and Medium Density Residential Zone. Or, as a less preferred alternative, retain proposed Rural Lifestyle zoning but address concerns with the certification process so it is a fair, equitable, transparent, appealable, efficient and fast process for delivering land for housing.
247.1	Fiona Aston	Planning Maps	General	General	Amend	Rezone 82 Ohoka Meadows Drive from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ), and other neighbouring properties as appropriate, namely 83 Ohoka Meadows Drive and 859 Tram Road. The property is ready to develop with water restrictors and has existing connections to Council's wastewater system and reticulated water supply, with capacity for expansion. There is also an additional power transformer. It is currently rural and rural residential zoned and is accessed through an existing rural residential subdivision. The property is situated on the South side of Tram Road, does not exit directly to a main arterial route, and is within walking distance to both the Mandeville Sports Centre and the Mandeville Village Commercial Hub. It is not within a flood area, and submitter has not experienced flooding on the property. It would benefit submitter to release some of the property's equity. It is consistent with all LLRZ objectives and policies, and UFD-P3.	Rezone 82 Ohoka Meadows Drive from Rural Lifestyle Zone to Large Lot Residential Zone, and other neighbouring properties as appropriate, namely 83 Ohoka Meadows Drive and 859 Tram Road.
247.2	Fiona Aston	LLRZ - Large Lot Residential Zone	General	General	Amend	Rezone 82 Ohoka Meadows Drive from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ), and other neighbouring properties as appropriate, namely 83 Ohoka Meadows Drive and 859 Tram Road. The property is ready to develop with water restrictors and has existing connections to Council's wastewater system and reticulated water supply, with capacity for expansion. There is also an additional power transformer. It is currently rural and rural residential zoned and is accessed through an existing rural residential subdivision. The property is situated on the South side of Tram Road, does not exit directly to a main arterial route, and is within walking distance to both the Mandeville Sports Centre and the Mandeville Village Commercial Hub. It is not within a flood area, and submitter has not experienced flooding on the property. It would benefit submitter to release some of the property's equity. It is consistent with all LLRZ objectives and policies, and UFD-P3.	Rezone 82 Ohoka Meadows Drive from Rural Lifestyle Zone to Large Lot Residential Zone, and other neighbouring properties as appropriate, namely 83 Ohoka Meadows Drive and 859 Tram Road.
249.1	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	General	General	Oppose	Oppose how the Energy and Infrastructure Chapter links to the other District Plan provisions including the Coastal Environment Chapter. Seek that all relevant Coastal Environment provisions applicable to the activities of network utility operators be appropriately hyperlinked from the Energy and Infrastructure Chapter back to the Coastal Environment Chapter.	Insert appropriate hyperlinks from the Energy and Infrastructure Chapter to the relevant coastal environment rules contained in the Coastal Environment Chapter.
249.2	Resource Management Group Limited - Melanie Foote	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O4	Support	Support CE-O4 as it appropriately recognises that not all use and development compromises values in the coastal environment.	Retain CE-O4 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.3	Resource Management Group Limited - Melanie Foote	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P2	Amend	Support CE-P2 but seek clarification of the term "areas adjoining the CMA". The policy wording also go further than the wording provided for under the New Zealand Coastal Policy Statement by using the words 'avoid'.	Amend CE-P2 by clarifying the term "areas adjoining the CMA".
249.4	Resource Management Group Limited - Melanie Foote	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P7	Amend	Support CE-P7 but concerned that the latter part of the policy does not allow for any adverse effects, which appears to conflict with CE-P2 which sets out areas in which all effects are to be avoided, and areas where significant adverse effects are to be avoided, and other adverse effects may be avoided, remedied or mitigated. The continued operation, maintenance, upgrade or development of critical infrastructure in the coastal environment may necessitate some adverse effects in situations where those effects are less than minor, or where they do not occur in areas of outstanding natural character.	Amend CE-P7 to better align with the hierarchy set out in CE-P2.
249.5	Resource Management Group Limited - Melanie Foote	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R3	Support	Support CE-R3.	Retain CE-R3 as notified.
249.6	Resource Management Group Limited - Melanie Foote	CE - Te taiao o te takutai moana - Coastal environment	Matters of Discretion	CE-MD1	Amend	Support CE-MD1 but seek an additional clause to recognise the functional or operational need of critical infrastructure to locate in the coastal environment.	Amend CE-MD1:  "Buildings and structures ... <u>8. Where there is a functional or operational need to locate critical infrastructure, or carry out maintenance, repair and upgrade of existing critical infrastructure, within the coastal environment.</u> "
249.7	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of ancillary infrastructure	Amend	Amend the definition of 'ancillary infrastructure equipment' to include 'telemetry equipment'.	Amend the definition of 'ancillary infrastructure equipment':  "means equipment that must be installed with the main components of infrastructure to enable its operation, including (but not limited to): <u>telemetry equipment</u> , valves, fittings, meters, pipework, power distribution units, microwave units, DC and surge arrestors, cable trays, cables, mounts, fibre access terminals, ducting, cable loops, combiner/junction boxes, remote radio units, pole- or tower-mounted amplifiers, lightning surge units, filters, or similar types of equipment required to support its operation, but excluding antennas, self-contained power units or generators."
249.8	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of critical infrastructure	Oppose	Oppose the definitions for 'critical infrastructure', 'regionally significant infrastructure' and 'strategic infrastructure', and propose the term 'important infrastructure' is used to rationalise and streamline the terminology.	Replace the definitions of 'critical infrastructure', 'regionally significant infrastructure', and 'strategic infrastructure' with a new definition 'important infrastructure'.  <u>"Important Infrastructure</u> <u>Those necessary facilities, services, and installations which are critical or of significance to either New Zealand, Canterbury, or Waimakariri. This may include but are not limited to:</u> <u>a. Strategic transport network</u> <u>b. Christchurch International Airport</u> <u>c. Telecommunication networks</u> <u>d. National, regional and local electricity generation activities undertaken by a Electricity Operator as defined by the Electricity Act 1992</u> <u>e. Electricity distribution networks</u> <u>f. Electricity transmission networks</u> <u>g. Public and community wastewater collection, treatment and disposal networks</u> <u>h. Public and community land drainage infrastructure</u> <u>i. Public and community stormwater infrastructure</u> <u>j. Public and community potable water and fire fighting supply systems infrastructure</u> <u>k. Public and community-scale irrigation and stockwater infrastructure</u> <u>l. Gas storage and distribution infrastructure</u> <u>m. Bulk fuel supply infrastructure including terminals, and pipelines</u> <u>n. Ports including inland ports</u> <u>o. New Zealand Defence Force facilities</u> <u>p. Emergency Services facilities</u> <u>q. Public healthcare institutions"</u>
249.9	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of infrastructure cabin	Amend	Propose a new definition of 'electricity cabinets and kiosks' as this equipment has specific features (including that it is not always enclosed in a casing) which make a separate definition more appropriate than the proposed 'infrastructure cabinet' definition.	Insert a new definition:  <u>"Electricity Cabinets and Kiosks</u> <u>In relation to electricity distribution, means equipment affixed to, or within, the ground that is necessary to operate part of a utility or infrastructure network, including any casing."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.10	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of electricity distribution	Amend	Support definition of 'electricity distribution', but amend to provide further clarity.	Amend definition of 'electricity distribution':  "means the conveyance of electricity via electricity distribution lines, cables, <u>support structures poles, pi-poles, towers</u> , substations, transformers, switching stations, kiosks, cabinets, and ancillary buildings and structures, including communication equipment, by a network utility operator. <u>This includes MainPower New Zealand Limited assets shown on the planning maps.</u> "
249.11	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of electricity distribution	Amend	Support definition of 'electricity distribution line', but amend to provide clarity	Amend definition of 'electricity distribution line':  "means the lines and associated <u>support structures poles, pi-poles and towers</u> utilised by a network utility operator to distribute electricity. <u>This includes MainPower New Zealand's Limited assets shown on the planning maps.</u> "
249.12	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of high hazard area	Support	Support definition of 'high flood hazard'.	Retain definition of 'high flood hazard' as notified.
249.13	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of height in relation to infrastructure	Support	Support definition of 'height in relation to infrastructure'.	Retain definition of 'height in relation to infrastructure' as notified.
249.14	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of infrastructure build	Support	Support definition of 'infrastructure building'.	Retain definition of 'infrastructure building' as notified.
249.15	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of infrastructure cabin	Amend	Amend definition of 'infrastructure cabinet' to exclude electricity cabinets and kiosks.	Amend definition of 'infrastructure cabinet':  "means a casing around equipment that is necessary to operate part of infrastructure, but is not an infrastructure building, <u>electricity cabinet or kiosk.</u> "
249.16	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of non critical infrastructure	Support	Support definition of 'non critical infrastructure'.	Retain definition of 'non critical infrastructure' as notified.
249.17	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of pi-pole	Support	Support definition of 'pi-pole'.	Retain definition of 'pi-pole' as notified.
249.18	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of pole	Support	Support definition of 'pole'.	Retain definition of 'pole' as notified.
249.19	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of temporary infrastructure	Support	Support definition of 'temporary infrastructure'.	Retain definition of 'temporary infrastructure' as notified.
249.20	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of tower	Support	Support definition of 'tower'.	Retain definition of 'tower' as notified.
249.21	Resource Management Group Limited - Melanie Foote	Definitions	Definitions	Definition of upgrading	Support	Support definition of 'upgrading' in relation to natural hazards, however there may be scope for wider application of the definition across the plan.	Retain definition of 'upgrading' as notified.
249.22	Resource Management Group Limited - Melanie Foote	MPNZ - Mainpower New Zealand Ltd	MPNZ - Mainpower New Zealand	MPNZ-4	Amend	Support the inclusion of Kaiapoi Substation designation MPNZ-4 however the designation's boundaries on the planning map need to be corrected.	Amend the boundaries of the Kaiapoi Substation designation MPNZ-4 to align with the image provided in the submission.
249.23	Resource Management Group Limited - Melanie Foote	MPNZ - Mainpower New Zealand Ltd	MPNZ - Mainpower New Zealand	MPNZ-9	Amend	Support inclusion of the Rangiora North Zone Substation designation MPNZ-9, however seek that the designation boundaries on the planning map are corrected.	Amend boundaries of the Rangiora North Zone Substation designation MPNZ-9 to align with the plan attached in the submission (Annexure 1).
249.24	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	EW - Ketuketu whenua - Earthworks	Introduction	Amend	Oppose how the Energy and Infrastructure Chapter links to other provisions and seek that all relevant earthworks provisions for network utility operators be hyperlinked from the Energy and Infrastructure Chapter to the Earthworks Chapter to ensure that plan users can navigate to the relevant earthworks provisions. Currently need to read the whole Earthworks Chapter to determine what rules apply.	Insert hyperlinks from the Energy and Infrastructure Chapter to relevant Earthworks Chapter rules.
249.25	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Activity Rules	General	Amend	Amend to insert new rule to allow earthworks subject to a building consent within 2m of the outer wall of a building.	Insert new rule:  " <u>EW-RX Earthworks subject to a Building ConsentAll Zones</u> <u>Activity status: PER</u> <u>1. Earthworks that are or will be subject to a building consent.</u> <u>Where:</u> <u>a. It occurs within 2m of the outer edge of the exterior wall of the building.</u> <u>Activity status when compliance not achieved: Refer to activity rules to determine activity status and matters of discretion.</u> "

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.26	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Activity Rules	General	Amend	Amend General Residential Zone to insert corridor protection rules for Electricity Distribution Lines as lines are located within or immediately adjacent to that zone.	<p>Insert new rule:</p> <p><b><u>"Earthworks adjacent to a major electricity distribution line</u></b>  <b><u>Activity Status: PER</u></b>  Where:  1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or;  2. Meet the following requirements:  a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and  b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and  c. earthworks shall not destabilise a major 66kV or 33kV electricity distribution line pole or tower; and  d. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met.  <b><u>Activity status when compliance not achieved: NC</u></b>  <b><u>Notification</u></b>  An application for a non complying activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b><u>Exemptions</u></b>  - earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;  - earthworks that are undertaken by a network utility operator or their approved contractor on behalf of the network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);  - earthworks for which prior written consent has been granted by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;  <b><u>Advisory Notes</u></b>  - Major electricity distribution lines are shown on the planning maps. Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.  - The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances."</p>
249.27	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Objectives	EW-O1	Support	Supports EW-O1 recognising that earthworks adjacent to electricity infrastructure risks the safety of people and may undermine support structure stability.	Retain EW-O1 as notified.
249.28	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Policies	EW-P1	Support	Support EW-P1 recognising that earthworks adjacent to infrastructure has potential to destabilise support structures and compromise operational function.	Retain EW-P1 as notified.
249.29	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Policies	EW-P2	Amend	Support EW-P2 but it does not provide for earthworks associated with maintenance, repair or upgrade of existing infrastructure or operational or functional need of new infrastructure.	<p>Amend EW-P2:  "..."  4. the earthworks are associated with development, maintenance, repair, upgrade of critical infrastructure and have an operational or functional need to locate within a Flood Assessment Overlay."</p>
249.30	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R8	Amend	Support EW-R8 but amend to include all permitted infrastructure in the Energy and Infrastructure Chapter. MainPower undertakes earthworks as a daily activity including trenching of underground cables, installing or replacing existing poles and cabinets and access track formation and maintenance. Most earthworks are within road corridors and should be permitted activities.	<p>Amend EW-R8:</p> <p>"Earthworks for underground infrastructure  ...  1. the activity is a permitted activity in the EI Chapter under EI-R40.  Activity status when compliance not achieved: RDIS  <b>Matters of discretion are restricted to:</b>  - EW-MD1 - Activity operation, scale, form and location  - EW-MD6 - Coastal environment and hazards  - EW-MD7 - Water bodies, vegetation and fauna  - TREE-MD1 - Pruning, root protection area, trunk and crown, removal  - TREE-MD2 - Extent of benefit or need for the activity or works  - EI-MD3 Operational considerations"</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.31	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R11	Support	Support EI-R11 if amended EW-R8 activities (as sought) do not need to comply with EW-S1 to S7.	Retain EW-R11 as notified.
249.32	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Earthworks Standards	General	Support	Support EW-S1-EW-S7 if infrastructure is not required to comply with EW-S1-S7.	Retain EW-S1-S7 as notified.
249.33	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD1	Amend	Support EW-MD1 but amend clause 12 to refer to 'the electricity distribution network'.	Amend EW-MD1(12): "... 12. Any effects on the operation, maintenance, upgrade and development of the National Grid <u>and the electricity distribution network</u> . ..."
249.34	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD7	Amend	Support EW-MD7 but seeks to amend the assessment matter to include a clause recognising the operational and functional need of infrastructure.	Amend EW-MD6: "... <u>9. The operational need or functional need for earthworks in the location.</u> "
249.35	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD8	Support	Support EW-MD8 as notified.	Retain EW-MD8 as notified.
249.36	Resource Management Group Limited - Melanie Foote	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	General	General	Amend	Oppose how the Energy and Infrastructure Chapter links to other provisions. Seek all Ecosystems and Indigenous Biodiversity Chapter provisions applicable to the activities of network utility operators be hyperlinked from the Energy and Infrastructure Chapter back to the Ecosystems and Indigenous Biodiversity Chapter to ensure ease of navigation when determining applicable rules.	Insert hyperlinks from the Energy and Infrastructure Chapter to relevant Ecosystems and Indigenous Biodiversity Chapter rules.
249.37	Resource Management Group Limited - Melanie Foote	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	General	Amend	Insert two new policies to support small scale indigenous vegetation clearance activities provided for in ECO-R1.	Insert two new ECO policies:  "ECO-Policy A <u>Provide for small scale, low impact indigenous vegetation clearance where it will enable the continued use and the maintenance of existing critical infrastructure.</u> "  "ECO-Policy B <u>Recognise that locational, operational and technical requirements for new, or upgrades to, critical infrastructure operated by network utilities operators may necessitate the removal of indigenous vegetation and habitats of indigenous fauna within ECO overlay areas.</u> "
249.38	Resource Management Group Limited - Melanie Foote	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Support	Support ECO-P2.	Retain ECO-P2 as notified.
249.39	Resource Management Group Limited - Melanie Foote	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P5	Support	Support ECO-P5.	Retain ECO-P5 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.40	Resource Management Group Limited - Melanie Foote	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P7	Amend	Support ECO-P7 in principle but notes lack of acknowledgement of the need to maintain, repair or upgrade existing infrastructure or any operational or functional requirements for new infrastructure.	Amend ECO-P7:  "1. Avoid adverse effects of activities on: ... <u>g. Ensure the siting of new critical infrastructure protects the ecological and indigenous values within coastal areas, taking into account the functional and operational need for the siting of critical infrastructure while also recognising and providing for the maintenance, repair and upgrade of existing critical infrastructure.</u> 2. Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on: ... <u>g. Ensure the siting of new infrastructure protects the ecological and indigenous values within coastal areas, taking into account the functional and operational need for the siting of infrastructure while also recognising and providing for the maintenance, repair and upgrade of existing infrastructure."</u>
249.41	Resource Management Group Limited - Melanie Foote	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Amend	Support in principle but concerned regarding references to unmapped Significant Natural Areas (SNAs) as all SNA's should be appropriately mapped to provide certainty. There is no provision for trimming or removal of indigenous vegetation as a permitted activity when required for the maintenance, repair, upgrade or operation of critical infrastructure provided for under the Electricity (Hazards from Trees) Regulations. Vegetation clearance adjacent to critical infrastructure should be increased to 3m to ensure adequate operational clearance.	Amend ECO-R1:  "Indigenous vegetation clearance within any mapped SNA <del>or unmapped SNA</del> ... 1. within any mapped SNA <del>or unmapped SNA</del> , the indigenous vegetation clearance is: a. required for maintenance, repair or replacement purposes and is: ... d. within 23m of existing critical infrastructure, regionally significant infrastructure, strategic infrastructure or lifeline utility ..."
249.42	Resource Management Group Limited - Melanie Foote	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Amend	Support ECO-R2 in principle but concerned about uncertainty of unmapped Significant Natural Areas and propose reference to unmapped areas is deleted. Note repetition in clause (1) with rule title. Seek simplification of clauses (3) and (8) to permit indigenous vegetation clearance when associated with the maintenance, repair, upgrade or replacement of critical infrastructure.	Amend ECO-R2:  Lower Plains Ecological District; High Plains Ecological District "Indigenous vegetation clearance outside any mapped SNA <del>or unmapped SNA</del> ... <del>1. the indigenous vegetation is not within any mapped SNA or unmapped SNA; and</del> 2. the indigenous vegetation clearance is not within 75m of a lake, 20m of the bank of a river, or 50m of any wetland, unless the clearance is expressly authorised under the NESF; and 3. the indigenous vegetation clearance is: a. required for maintenance, repair, <u>upgrade</u> or replacement purposes <del>and is of critical infrastructure</del> ; <del>i. within an existing access track; or</del> <del>ii. within 3m of an existing building; or</del> <del>iii. within 2m of an existing fence, existing gate, existing fire pond, existing stock yard, existing trough, or existing water tank;</del> ... Oxford Ecological District; Torlesse Ecological District; Ashley Ecological District Where: 4. the indigenous vegetation is not within any mapped SNA <del>or unmapped SNA</del> ; and ... 8. the indigenous vegetation clearance is: a. required for maintenance, repair, <u>upgrade</u> or replacement purposes <del>which is of critical infrastructure</del> ; <del>i. within an existing access track; or</del> <del>ii. within 3m of an existing building; or</del> <del>iii. within 2m of an existing fence, existing gate, existing fire pond, existing stock yard, existing trough, or existing water tank;</del> ..."
249.43	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD4	Support	Supports EW-MD4 as notified.	Retain EW-MD4 as notified.
249.44	Resource Management Group Limited - Melanie Foote	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD6	Amend	Support EW-MD6 but amend to include a clause recognising the operational and functional need of infrastructure.	Amend EW-MD6: "... <u>12. The operational need or functional need for earthworks in the location.</u> "

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.45	Resource Management Group Limited - Melanie Foote	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD1	Amend	Support ECO-MD1 however seek additional clause that recognises the functional or operational need to undertake indigenous vegetation clearance for critical infrastructure.	Amend ECO-MD1:  "1. The extent to which the proposal adequately identifies indigenous biodiversity values including whether any naturally occurring species that are threatened, at risk, or reach their national or regional distribution limits in the District, or any naturally uncommon ecosystems listed in ECO-SCHED3 are present and if so, how they will be protected or managed. ... <u>12. The functional or operational need for critical infrastructure to undertake vegetation clearance."</u>
249.46	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Introduction	General	Amend	Oppose the terms 'regionally significant infrastructure', 'critical infrastructure' and strategic infrastructure', and replace with 'important infrastructure' to simplify terminology.	Replace the terms 'regionally significant infrastructure', 'critical infrastructure' and strategic infrastructure' with 'important infrastructure' and include the definition of 'important infrastructure' provided elsewhere in the submission.
249.47	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	General	General	Amend	Seeks a rule list in the Energy and Infrastructure Chapter with hyperlinks to relevant or applicable rules in other parts of the plan.	Insert a list into the Energy and Infrastructure Chapter with a hyperlink for each relevant or applicable rule in other parts of the plan.
249.48	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Introduction	General	Amend	Oppose how the Energy and Infrastructure Chapter links to the other district plan provisions and seek that all relevant provisions applicable to energy and infrastructure be consolidated and located as far as possible in a single part of the plan, and that hyperlinks are placed into the EI Chapter to ensure plan users are able to easily navigate to other parts of the plan.	Amend 'Other potentially relevant District Plan provisions':  " <u>How this Chapter works and o</u> Other potentially relevant District Plan provisions.  <u>The Energy and Infrastructure Chapter is designed to work in the following way:</u>  <u>As required by the National Planning Standards unless relating specifically to a Special Purpose Zone, the 'Energy, Infrastructure and Transport' heading has been created to be self-contained for all energy, transport and infrastructure works and activities. Under the National Planning Standards, it is permitted to have more than one chapter covering these matters under the 'Energy, Infrastructure and Transport' heading. In this Plan, energy and infrastructure matters are contained in a separate chapter to transport matters.</u>  <u>The Energy and Infrastructure Chapter is designed to work in the following way:</u>  <u>1. Except where hyperlinked, this chapter sets out all provisions for energy and infrastructure activities.</u> <u>2. Where a rule from another chapter has been hyperlinked within this chapter, the relevant associated objectives and policies also apply when assessing an application for resource consent.</u> <u>3. Where an activity is within an Overlay, the associated objectives and policies from the relevant chapter for that overlay also apply when assessing an application for resource consent.</u>  As well as the provisions in this chapter, other District Plan chapters that contain provisions that may also be relevant to Energy and Infrastructure include:  - Transport: the Transport rules apply to all activities and activities are subject to compliance with all relevant Transport rules. The application of the transport provisions is discussed further in the Transport rules. - Natural Hazards: this chapter contains provisions that may be relevant to managing the risk to energy and infrastructure from natural hazards. - Historic Heritage: this chapter contains provisions relevant to protecting places with heritage values, such as historic heritage buildings or other structures or their heritage settings. - Notable Trees: this chapter contains provisions relevant to matters such as protecting the root protection area or the trimming or removal of notable trees. - Sites and Areas of Significance to Māori: this chapter contains provisions relevant to protecting SASM from adverse effects. - Ecosystems and Indigenous Biodiversity: this chapter contains provisions that control SNAs and the clearance of areas of indigenous vegetation across the District. - Natural Character of Freshwater Bodies: this chapter contains provisions regarding activities within natural character of scheduled freshwater bodies setbacks. - Natural Features and Landscapes: this chapter contains provisions for activities within ONL, ONF, and SAL. - Subdivision: this chapter contains provisions that may be relevant to subdivision for energy and infrastructure. - Earthworks: this chapter contains provisions that may be relevant to earthworks for

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							<del>energy and infrastructure such as volume, depth and location.</del> <del>- Any other District wide matter that may affect or relate to the site.</del> <del>- Zones: the zone chapters contain provisions about what activities are anticipated to occur in the zones."</del>
249.49	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on major electricity distribution lines	EI-R54	Amend	Strong preference for provisions related to managing reverse sensitivity effects under EI-R54, EI-R55, EI-R56 and proposed new rule (structures near major electricity distribution lines) should be located in the relevant zone chapters. Alternatively may accept appropriate hyperlinks within the relevant zone chapters linking plan users back to the Energy and Infrastructure Chapter.	Relocate EI-R54, EI-R55 and EI-R56 into the relevant zone chapters. The relevant zone chapters are:  - General Residential Zone - Large Lot Residential Zone - General Rural Zone - Rural Lifestyle Zone - General Industrial Zone - Open Space Zone - Settlement Zone - Sport and Active Recreation Zone - Natural Open Space Zone Delete Rule EI-R54, EI-R55 and EI-R56 from the EI Chapter.  Alternatively: Insert appropriate hyperlinks/rule into each of the applicable zone chapters to link back to the Rule EI-R54, EI-R55, EI-R56 and new proposed rule relating to structures near major electricity distribution lines.
249.50	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on major electricity distribution lines	EI-R55	Amend	Strong preference for provisions related to managing reverse sensitivity effects under EI-R54, EI-R55, EI-R56 and proposed new rule (structures near major electricity distribution lines) should be located in the relevant zone chapters. Alternatively may accept appropriate hyperlinks within the relevant zone chapters linking plan users back to the Energy and Infrastructure Chapter.	Relocate EI-R54, EI-R55 and EI-R56 into the relevant zone chapters. The relevant zone chapters are:  - General Residential Zone - Large Lot Residential Zone - General Rural Zone - Rural Lifestyle Zone - General Industrial Zone - Open Space Zone - Settlement Zone - Sport and Active Recreation Zone - Natural Open Space Zone  Delete Rule EI-R54, EI-R55 and EI-R56 from the EI Chapter.  Alternatively: Insert appropriate hyperlinks/rule into each of the applicable zone chapters to link back to the Rule EI-R54, EI-R55, EI-R56 and new proposed rule relating to structures near major electricity distribution lines.
249.51	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on major electricity distribution lines	EI-R56	Amend	Strong preference for provisions related to managing reverse sensitivity effects under EI-R54, EI-R55, EI-R56 and proposed new rule (structures near major electricity distribution lines) should be located in the relevant zone chapters. Alternatively may accept appropriate hyperlinks within the relevant zone chapters linking plan users back to the Energy and Infrastructure Chapter.	Relocate EI-R54, EI-R55 and EI-R56 into the relevant zone chapters. The relevant zone chapters are:  - General Residential Zone - Large Lot Residential Zone - General Rural Zone - Rural Lifestyle Zone - General Industrial Zone - Open Space Zone - Settlement Zone - Sport and Active Recreation Zone - Natural Open Space Zone  Delete Rule EI-R54, EI-R55 and EI-R56 from the EI Chapter.  Alternatively: Insert appropriate hyperlinks/rule into each of the applicable zone chapters to link back to the Rule EI-R54, EI-R55, EI-R56 and new proposed rule relating to structures near major electricity distribution lines.
249.52	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O1	Amend	Support EI-O1 but seek more clarity.	Amend EI-O1(1):  "is efficient, effective, resilient, safe; <del>and</del> <u>and</u> sustainable energy and infrastructure including critical infrastructure, strategic infrastructure and regionally significant infrastructure, is developed and maintained to benefit the social, economic, cultural and environmental well-being of the District, including in response to future needs such as increased sustainability <u>and to recognise practical, technical and operational requirements, changing techniques and technology;</u> "

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249.53	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O2	Amend	Support EI-O2 but seek to recognise practical, technical and operational requirements.	Amend EI-O2:  "Adverse effects of energy and infrastructure on the qualities and characteristics of surrounding environments and community well-being are avoided, remedied or mitigated.–while having regard to the social and economic benefits, technical and operational requirements of important infrastructure."
249.54	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O3	Amend	Support EI-O3 however seek to provide more clarity.	Amend EI-O3:  "The safe, efficient and effective operation, maintenance, repair, renewal, upgrading and development of energy and infrastructure is not constrained or compromised by activities and development, including by reverse sensitivity effects <u>and incompatible activities</u> ."
249.55	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P1	Amend	Support EI-P1 but seek to add further clarity to recognise the functional need and operational need of important infrastructure to locate in a particular area.	Amend EI-P1 by including the following additional clause:  " <u>acknowledging that important infrastructure can have a functional need or operational need to locate in a particular area</u> "
249.56	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P2	Support	Support EI-P2.	Retain EI-P2 as notified.
249.57	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P3	Support	Support EI-P3.	Retain EI-P3 as notified.
249.58	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P4	Support	Support EI-P4.	Retain EI-P4 as notified.
249.59	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P5	Support	Support EI-P5 and note that biodiversity offsets should not be applicable to small scale projects where there are no residual effects.	Retain EI-P5 as notified
249.60	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P6	Amend	Support EI-P6 but seek to provide further clarity.	Amend EI-P6:  " <del>Avoid Manage</del> adverse effects of other activities and development on energy and infrastructure, including by the following: 1. ensuring such effects do not compromise or constrain access to or the safe, effective and efficient operation, maintenance, repair, <u>replacement</u> , upgrading and development of energy and infrastructure; and ..."
249.61	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R1	Support	Support EI-R1	Retain EI-R1 as notified
249.62	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R2	Support	Support EI-R2.	Retain EI-R2 as notified.
249.63	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R3	Support	Support EI-R3 (but have sought to include telemetry equipment under the definition of 'ancillary infrastructure equipment' under separate submission point).	Retain EI-R3 as notified.

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249.64	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R4	Support	Support EI-R4.	Retain EI-R4 as notified.
249.65	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R5	Support	Support EI-R5.	Retain EI-R5 as notified.
249.66	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R6	Support	Support EI-R6.	Retain EI-R6 as notified.
249.67	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R7	Support	Support EI-R7 as it anticipates poles that are a part of a electricity distribution line	Retain EI-R7 as notified
249.68	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R8	Support	Support EI-R8.	Retain EI-R8 as notified.
249.69	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R9	Amend	Support EI-R9 on basis that rule would allow for temporary electricity generation equipment and temporary overhead lines which may be transportable.	Amend EI-R9:  "Use of temporary <u>and transportable</u> infrastructure ... <b>Matters of discretion are restricted to:</b> EI-MD4 - Health and safety <u>EI-MD3 – Operational considerations</u> <u>EI-MD14 – Extent of effects"</u>
249.70	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R10	Support	Support EI-R10.	Retain EI-R10 as notified.
249.71	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R11	Support	Support EI-R11.	Retain EI-R11 as notified.
249.72	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R12	Amend	Support EI-R12 but seek to provide more flexibility.	Amend EI-R12:  "Replacement of a pole or tower ( <u>except where provided for under EI-R7</u> )... 1. a pole shall not be replaced with a tower; 2. <u>a replacement pole or tower does not exceed the height of the original pole or tower by more than 40 percent, measured from the top of the foundation.</u> 3. <del>a replacement pole or tower shall not exceed the height in relation to infrastructure of the replaced pole or tower;</del> 4. the diameter or width of a replacement pole shall not exceed twice that of the replaced pole at its widest point; 5. a single pole may be replaced with a pi-pole or <u>H pole</u> for safety or structural reasons <u>and the width of of the Pi pole or H pole must not exceed three times that of the replaced pole at its widest point (including the cross-arm)</u> ; 6. the footprint of a replaced tower shall not exceed the width of the tower by more than 25%; and 7. a replaced pole or tower shall be removed once its replacement is in place and is operational.  "Matters of discretion are restricted to: - <u>EI-MD3 Operational considerations</u> <del>-EI-MD14 – Extent of effects"</del>

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249.73	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R14	Support	Support EI-R14.	Retain EI-R14 as notified.
249.74	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R13	Amend	Support EI-R13 but propose to provide further clarity and provide more flexibility.	Amend EI-R13:  "Addition of <u>equipment</u> to a pole or tower...  1. <u>Equipment mounted on a support structure does not exceed a volume of 2m<sup>3</sup></u> 2. <u>the combined diameter or width of the existing pole or tower plus the addition (at its widest point) shall not exceed twice that of the existing pole or tower (at its widest point); and</u> 3. <u>Equipment mounted on a support structure does not exceed the height of the existing pole or tower.</u> 4. <u>the combined height in relation to infrastructure of the existing pole or tower plus the addition shall not exceed that of the existing pole or tower.</u> ... Matters of discretion are restricted to: - <u>EI-MD2 Amenity values, location and design</u> - <u>EI-MD3 Operational Considerations</u> - <u>EI-MD14 – Extent of effects"</u>
249.75	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R15	Amend	Support EI-R15 but seek to provide more clarity and flexibility to upgrade and replace existing infrastructure cabinets, kiosks and infrastructure buildings.	Amend EI-R15:  "Replacement of an infrastructure cabinet, <u>electricity cabinet and kiosk</u> or infrastructure building <u>unless provided for under new rule EI-X 'Electricity Cabinets and kiosks'.</u> ... 1. the replacement shall not increase the footprint <u>or the height</u> of the existing infrastructure cabinet, <u>electricity cabinet and kiosk</u> or infrastructure building by more than 30%; and 2. <u>the replacement infrastructure cabinet, electricity cabinet or infrastructure building is within 5m of the location of the original structure.</u> 3. <u>outside a road corridor, where an existing infrastructure building is located in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration); the replacement infrastructure building shall comply with the building internal boundary setback and where specified the height in relation to boundary for the zone or adjoining zone in accordance with Appendix APP3.</u> ...  Matters of discretion are restricted to: - <u>EI-MD2 Amenity values, location and design</u> - <u>EI-MD3 Operational considerations</u> - <u>EI-MD14 – Extent of effects"</u>
249.76	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R16	Amend	Support EI-R16 but seek amendments to provide clarity around the relationship with EI-R24 which deals with new overhead lines and supporting poles and towers.  The word 'addition' is defined but only references buildings. The definition should be amended so it applies to the context of this rule, or a different word should be chosen for this rule.  It is also requested the activity status when compliance is not achieved be amended from restricted discretionary to controlled. So that the plan does not create outcomes where a consent for upgrading a network asset would be restricted discretionary activity while a brand new asset in the same location would be a permitted activity.	Amend EI-R16:  "Upgrading and <u>expansion of</u> above-ground <u>network utilities</u> lines, ducts, cables and pipes Activity status: PER 1. <u>Upgrading or expansion of existing above ground network utilities, except where provided for under Rule EI-24</u> Where: 2. upgrading is by: a. <u>the addition of adding</u> wires, cables, circuits or conductors; b. the re-conductoring of the line with higher capacity conductors; c. the re-sagging of conductors; d. <u>the addition of installing</u> longer or more efficient insulators; e. <u>the addition of adding</u> cross arms; f. the bundling of lines (in the absence of cross arms); g. <u>the addition of installing</u> earth wires (which may contain telecommunication lines, earthpeaks and lightning rods); h. their replacement <u>of any of the above</u> ; ...  Activity status when compliance not achieved: <u>RDIS CON</u> Matters of discretion are restricted to: - <u>EI-MD3 Operational considerations</u> - <u>EI-MD14 – Extent of effects"</u>



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249.77	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R17	Support	Support EI-R17.	Retain EI-R17 as notified.
249.78	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R18	Support	Supports EI-R18 on the basis that can have as many clusters of earth peaks, conduits, ducts or pipes as required, as long as the clusters do not include more than two conduits, ducts or pipes.	Retain EI-R18 as notified.
249.79	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R19	Amend	Support EI-R19 but submitter suggests electricity cabinets and kiosks to be separate into a more permissive rule.	Amend EI-R19 by inserting the following new clause 1 (with subsequent re-numbering of the remaining clauses):  <u>"1. New infrastructure cabinet, except where provided for under Rule EI-XX."</u>
249.80	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Electricity transmission and electricity distribution	General	Amend	Insert a new rule relating to electricity distribution cabinets and kiosks. An area of 13m <sup>2</sup> is sought to have flexibility to install equipment to the full extent of the easement.	Insert a new rule:  <u>"Electricity cabinets and kiosks</u>  <u>Activity status: PER</u> <u>Where:</u>  <u>1. The electricity cabinet and kiosk does not exceed:</u> <u>a. 2m in height</u> <u>b. 13m<sup>2</sup> in area</u>  <u>2. The electricity cabinet and kiosk is not located in the following areas (except where located in a road corridor):</u> <u>a. The root protection area of a notable tree; and</u> <u>b. SNA's</u>  <u>Activity status when compliance not achieved: CON</u> <u>Matters of discretion are restricted to:</u> <u>- EI-MD1 - Historic heritage and the natural environment</u> <u>- EI-MD2 - Amenity values, location and design</u> <u>- EI-MD3 - Operational consideration"</u>
249.81	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R20	Amend	Seeks so that EI-R20 does not apply to equipment covered under the new rule sought by submitter's submission for electricity cabinets or kiosks or rule EI-R25.	Amend EI-R20: "... <u>1. New infrastructure building (except where covered by Rule EI-XX and Rule EI-R25)</u> ..."
249.82	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R22	Support	Support EI-R22.	Retain EI-R22 as notified.
249.83	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R23	Support	Support EI-R23.	Retain EI-R23 as notified.
249.84	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Electricity transmission and electricity distribution	EI-R24	Support	Support EI-R24.	Retain EI-R24 as notified.

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249.85	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Electricity transmission and electricity distribution	EI-R25	Amend	Support EI-R25 however seek to amend the rule to provide more clarity. Also noted transformers are mentioned in a number of rules and the rules could be rationalised.	Amend EI-R25:  "1. <u>The establishment of a new, or expansion of any existing substation, switching station or energy storage batteries (not enclosed within a building).</u>  Where: 2. <u>The activity does not exceed an area of:</u> <u>a. 300m<sup>2</sup> in the General Rural Zone</u> <u>b. 40m<sup>2</sup> in any other zone.</u>  3. <u>new transformers, substations, switching stations, and energy storage batteries are ancillary to electricity transmission and electricity distribution;</u>  4. <u>the activity shall comply with the following when located in the road corridor:</u> <u>a. maximum floor area (excluding plinths or foundations): 10m<sup>2</sup>;</u> <u>b. maximum height in relation to infrastructure: 3m;</u>  5. <u>the activity shall comply with the following when located outside the road corridor:</u> <u>a. maximum height in relation to infrastructure: 5.5m;</u> <u>b. maximum floor area (excluding plinths or foundations): 30m<sup>2</sup>;</u> <u>c. in or adjoining Residential Zones, Special Purpose Zone (Kāinga-Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration), shall comply with building height in relation to boundary and internal boundary setbacks for the zone or adjoining zone; and</u> ..."
249.86	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Communication facilities	EI-R27	Support	Support EI-R27.	Retain EI-R27 as notified.
249.87	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Fuel and energy	EI-R35	Oppose	Oppose EI-R35 as it is a direct duplication of EI-R25.	Delete EI- R35.
249.88	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Fuel and energy	EI-R36	Amend	Support EI-R36 but seeks amendments to the matters of discretion.	Amend matters of discretion for EI-R36:  "Matters of discretion are restricted to: - EI-MD3- Operational considerations - <del>EI-MD14 – Extent of effects</del> "
249.89	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	EI-R39	Support	Support EI-R39.	Retain EI-R39 as notified.
249.90	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	EI-R40	Support	Support EI-R40.	Retain EI-R40 as notified.
249.91	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R48	Amend	Support EI-R48 but seek clarification as to whether the rule applies to network utility infrastructure which meet the definition of a 'building'.	Amend EI-R48:  "1. provision for sufficient water supply and access to water supplies for firefighting is available to all buildings (excluding accessory buildings and <u>infrastructure buildings</u> that are not habitable buildings) via the District Council's reticulated water supply (where available) in accordance with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; or ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.92	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on major electricity distribution lines	EI-R54	Amend	Support rule but the Code of Practice does not provide sufficient protection from earthworks activities adversely interfering with the support structures and associated foundations of Major Electricity Distribution Lines. Seek to improve safety and avoid significant costs, time and effort associated with remedial works required or rectifying damage that has occurred and achieve greater consistency with Christchurch, Selwyn and Hurunui district plans.	<p>Amend EI-R54:</p> <p>"Earthworks adjacent to a <del>major</del>66kV or 33kV electricity distribution line Activity Status: PER Where:</p> <p><u>1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or;</u>  <u>2. Meet the following requirements:</u>  <u>a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and</u>  <u>b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and</u>  <u>1. earthworks shall not exceed 3m in depth between 6m and 10m from the visible outer edge of a foundation of a 66kV or 33kV electricity distribution line pole or tower;</u>  c. earthworks shall not destabilise a <del>major</del>66kV or 33kV electricity distribution line pole or tower; and  ...  Exemptions  This rule does not apply to:  - earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;  - earthworks that are undertaken by a network utility operator <u>or their approved contractor on behalf of the network utility operator</u> (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);  - earthworks for which a <del>dispensation</del><u>prior written consent</u> has been granted by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;  - <del>vertical holes not exceeding 500mm in diameter provided they:</del>  - <del>are more than 1.5m from the visible outer edge of a pole or stay wire; or</del>  - <del>are a post hole for a farm fence or horticultural structure more than 6m from the visible outer edge of a tower.</del>  Advisory Notes  - <del>66kV/33kV</del> major electricity distribution lines are shown on the planning maps.  ...  Activity status when compliance not achieved: <del>RDIS</del> <u>NC</u>  Matters of discretion are restricted to:  - EI-MD13 – Major electricity distribution lines  Notification  An application for a non-complying <del>restricted discretionary</del> activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval."</p>
249.93	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on major electricity distribution lines	EI-R55	Amend	Support EI-R55 but seeks consistency with terminology used.	<p>Amend EI-R55:</p> <p>"Network utilities within <del>6</del>40m of the centre line of a <del>major</del> 66kV or 33kV electricity distribution line  ...  Advisory Note  66kV/33kV major electricity distribution lines are shown on the planning map."</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.94	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on major electricity distribution lines	EI-R56	Amend	Support EI-R56 but seeks further clarity.	Amend EI-R56:  "Activities and development (other than earthworks or network utilities) adjacent to a <del>66kV or 33kV</del> <u>major</u> electricity distribution line ... Where: 1. activities and development adjacent to a <u>major</u> <del>66kV or 33kV</del> electricity distribution line involve the following: a. new sensitive activity and new buildings ( <del>excluding accessory buildings</del> ) within <del>640m</del> of the centreline of a <del>66kV or 33kV</del> <u>major</u> electricity distribution line or within <del>406m</del> of the <u>foundation of a support structure</u> <del>visible outer edge of a foundation of an associated pole or tower; or</del> b. <u>complies with the requirements of NZECP34:2001.</u> <del>c. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.</del> ... Advisory Notes <del>66kV/33kV</del> <u>major</u> electricity distribution lines are shown on the planning map ..."
249.95	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	General	General	Amend	Seek a new rule in relevant zone chapters to address structures near major electricity distribution lines.	Insert a new EI Rule EI-XX:  " <u>Structures near a 66kV or 33kV major electricity distribution line</u> <u>Activity status: NC</u> 1. <u>The establishment of a new, or expansion of an existing structure:</u> <u>Where:</u> <u>The structure is within 6m of the centreline of a major electricity distribution line as shown on the planning maps; or</u> 3. <u>The structure is within 6m of the foundation of a support structure of a major electricity distribution line as shown on the planning maps; or</u> 4. <u>Complies with the requirements of NZECP34:2001</u> <u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u> <u>Activity status when compliance not achieved: NC"</u>
249.96	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD1	Support	Support EI-MD1	Retain EI-MD1 as notified
249.97	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD2	Amend	Support EI-M2 however seek to have additional clause to align with EI-MD1 (2).	Amend EI-MD2 to include a new clause:  " <u>The extent to which infrastructure has a functional need or operational need for its location, the practicality of avoidance, and the viability of alternative locations, routes, sites, structures and construction methods.</u> "
249.98	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD3	Amend	Support EI-MD3.	Amend EI-MD3: "... 2. The extent to which placing infrastructure underground is <u>unreasonable possible</u> in terms of technical constraints, additional costs or environmental effects. ..."
249.99	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD5	Amend	Supports assessment matter but seek additional clause to acknowledge the locational constraints faced by infrastructure.	Amend EI-MD5 to include a new clause:  " <u>The extent to which infrastructure has a locational need, functional need or operational need for its location, the practicality of avoidance, and the viability of alternative locations, routes, sites, structures and construction methods.</u> "
249.100	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD6	Support	Support EI-MD6.	Retain EI-MD6 as notified.
249.101	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD9	Support	Support EI-MD9.	Retain EI-MD9 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.102	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD10	Support	Support EI-MD10.	Retain EI-MD10 as notified.
249.103	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD13	Oppose	Seeking that the activity status for rules linking to this matter of discretion be a non-complying activity therefore this matter of discretion ought to be deleted.	Delete EI-MD13.
249.104	Resource Management Group Limited - Melanie Foote	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD14	Oppose	Oppose as this catch all assessment matter as it provides no certainty.	Delete EI-MD14.
249.105	Resource Management Group Limited - Melanie Foote	HH - Taonga o onamata - Historic heritage	General	General	Amend	Seeks that all relevant Historic Heritage provisions applicable to the activities of network utility operators be hyperlinked from the Energy and Infrastructure Chapter to the Historic Heritage Chapter, to navigate with ease and determine what rules are applicable or not.	Insert hyperlinks from the Energy and Infrastructure Chapter to the relevant Historic Heritage rules.
249.106	Resource Management Group Limited - Melanie Foote	HH - Taonga o onamata - Historic heritage	Objectives	HH-O1	Support	Recognise the importance of historic values to the community and support the objective.	Retain HH-O1.
249.107	Resource Management Group Limited - Melanie Foote	HH - Taonga o onamata - Historic heritage	Policies	HH-P7	Amend	Amend to recognise and provide for the continued operation of existing infrastructure as well as upgrading, maintenance and repair.	Amend HH-P7:  "Siting of infrastructure Ensure the siting of new infrastructure protects the heritage values of historic heritage listed in HH-SCHED2, taking into account the functional need or operational need for the siting of the infrastructure <u>while also recognising and providing for the maintenance, repair and upgrade of existing infrastructure.</u> "
249.108	Resource Management Group Limited - Melanie Foote	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R3	Amend	There is no provision for customer connections to electricity.	Amend HH-R3:  "Where: 1. any structure or building or addition to a building is less than 10m <sup>2</sup> in GFA and 2m in height; 2. the activity is necessary for the maintenance, repair and replacement of an existing car park, accessway, driveway or paved area <u>or installation of a customer electricity connection and associated infrastructure.</u> "
249.109	Resource Management Group Limited - Melanie Foote	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R5	Support	Support HH-R5, in particular identifying non-compliance as a restricted discretionary activity, and notification being limited to Heritage New Zealand Pouhere Taonga in respect to sites on the New Zealand Heritage List.	Retain HH-R5.
249.110	Resource Management Group Limited - Melanie Foote	HH - Taonga o onamata - Historic heritage	Matters of discretion	HH-MD1	Support	Support HH-MD1 as it recognises the functional and operational need of infrastructure.	Retain HH-MD1.
249.111	Resource Management Group Limited - Melanie Foote	Planning Maps	General	General	Amend	Seek that the Major Electricity Distribution setback corridor be deleted from the planning maps and to rely on the mapping of the actual Major Electricity Distributions Lines only as the mapping of the setback corridor may not be accurate. Submitter suggests stating the relevant setback distance clearly in the Plan rules and allow landowners to measure the setbacks accurately in respect of their own property. This approach is consistent with The Christchurch District Plan and Proposed Selwyn District Plan where just the lines are mapped.	Delete the major electricity distribution setback corridor from the planning maps.
249.112	Resource Management Group Limited - Melanie Foote	Planning Maps	General	General	Amend	Seek a more distinct colour be used to map the Major Electricity Distribution Lines as currently the lines are mapped with a pale grey colour which is not clear for plan users to identify easily.	Amend the planning map layer illustrating the Major Electricity Distribution Lines to a more conspicuous colour.
249.113	Resource Management Group Limited - Melanie Foote	Planning Maps	General	General	Support	Support mapping the Major Electricity Distribution Lines on the Planning Maps.	Retain the Major Electricity Distribution Lines Planning Map layer.
249.114	Resource Management Group Limited - Melanie Foote	GRZ – General Residential Zone	Objectives	General	Amend	Seek a new objective to support new corridor protection rules for electricity distribution lines within the General Residential Zone.	Insert the following new objective:  "Objective: <u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities.</u> "

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.115	Resource Management Group Limited - Melanie Foote	GRZ – General Residential Zone	Policies	General	Amend	Seek new policy to support the introduction of new corridor protection rules for electricity distribution lines within the General Residential Zone.	<p>Insert the following new policy:</p> <p><u>"Policy - Separation of incompatible activities</u>  <u>Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor."</u></p>
249.116	Resource Management Group Limited - Melanie Foote	GRZ – General Residential Zone	Activity Rules	General	Amend	Insert corridor protection rules relating to Electricity Distribution Lines into the General Residential Zone chapter rules. Submitter suggests corridor protection rules be located within the relevant zone chapters to include land use constraints associated with Electricity Distribution Lines in the applicable zone chapters where they are clearly visible to land owners. Submitter also suggests that the width of the corridor protection can be reduced to 6m.	<p>Insert the following new rule:</p> <p><b><u>"Earthworks adjacent to a major electricity distribution line</u></b>  <b><u>Activity Status: PER</u></b>  <b><u>Where:</u></b>  1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or;  2. Meet the following requirements:  a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and  b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and  c. earthworks shall not destabilise a major 66kV or 33kV electricity distribution line pole or tower; and  d. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met.  <b><u>Activity status when compliance not achieved: NC</u></b>  <b><u>Notification</u></b>  An application for a non-complying activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b><u>Exemptions</u></b>  This rule does not apply to:  - earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;  - earthworks that are undertaken by a network utility operator or their approved contractor on behalf of the network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);  - earthworks for which prior written consent has been granted by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;  <b><u>Advisory Notes</u></b>  - Major electricity distribution lines are shown on the planning maps.  - Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.  - The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.  <p>Insert the following new rule:</p> <p><b><u>Network utilities within 6 of the centre line of a major electricity distribution line</u></b></p> <p><b><u>Activity status: PER</u></b>  <b><u>Where:</u></b></p> </p>



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>Where:</u>  <u>1. the network utility complies with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>  <b>Activity status when compliance not achieved: NC</b>  <b>Advisory Note</b>            - Major electricity distribution lines are shown on the planning map.            Insert the following new rule:  <b>Activities and development (other than earthworks or network utilities) adjacent to a major electricity distribution line</b>  <b>Activity status: NC</b>  <u>Where:</u>  <u>1. activities and development adjacent to a major electricity distribution line involve the following:</u>  <u>a. new sensitive activity and new buildings within 6m of the centreline of a major electricity distribution line or within 6m of the foundation of a support structure; or</u>  <u>b. complies with the requirements of NZECP34:2001.</u>  <b>Notification</b>            An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.            Activity status when compliance not achieved: N/A  <b>Advisory Notes</b>            - Major electricity distribution lines are shown on the planning map.            - Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.            - The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.            Insert the following new rule:  <u>Structures near a major electricity distribution line</u>  <b>Activity status: NC</b>  <u>1. The establishment of a new, or expansion of an existing structure:</u>  <u>Where:</u>  <u>2. The structure is within 6m of the centreline of a major electricity distribution line as shown on the planning maps; or</u>  <u>3. The structure is within 6m of the foundation of a support structure of a major electricity distribution line as shown on the planning maps; or</u>  <u>4. Complies with the requirements of NZECP34:2001</u>  <b>Notification</b>            An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.            Activity status when compliance not achieved: NC"</p>
249.117	Resource Management Group Limited - Melanie Foote	LLRZ - Large Lot Residential Zone	Objectives	General	Amend	Insert new objective to support new corridor protection rules for electricity distribution lines within the Large Lot Residential Zone.	Insert the following new objective:  <b>"Objective:</b> <u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities."</u>
249.118	Resource Management Group Limited - Melanie Foote	LLRZ - Large Lot Residential Zone	Policies	General	Amend	Insert a new policy to support new corridor protection rules for electricity distribution lines within the Large Lot Residential Zone.	Insert the following new policy:  <b>"Policy - Separation of incompatible activities</b> <u>Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.119	Resource Management Group Limited - Melanie Foote	LLRZ - Large Lot Residential Zone	Activity Rules	General	Amend	Insert corridor protection rules relating to Electricity Distribution Lines into the Large Lot Residential Zone chapter. Submitter suggests corridor protection rules be located within the relevant zone chapters to include land use constraints associated with Electricity Distribution Lines in the applicable zone chapters where they are clearly visible to land owners. Submitter also suggests that the width of the corridor protection can be reduced to 6m.	<p>Insert the following new rule:</p> <p><b><u>"Earthworks adjacent to major electricity distribution line</u></b>  <b><u>Activity Status: PER</u></b>  <b><u>Where:</u></b>  <u>1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or;</u>  <u>2. Meet the following requirements:</u>  <u>a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and</u>  <u>b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and</u>  <u>c. earthworks shall not destabilise a major 66kV or 33kV electricity distribution line pole or tower; and</u>  <u>d. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met.</u>  <b><u>Activity status when compliance not achieved: NC</u></b>  <b><u>Notification</u></b>  <u>An application for a non-complying activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u>  <b><u>Exemptions</u></b>  <u>This rule does not apply to:</u>  <u>- earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;</u>  <u>- earthworks that are undertaken by a network utility operator or their approved contractor on behalf of the network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);</u>  <u>- earthworks for which prior written consent has been granted by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;</u>  <b><u>Advisory Notes</u></b>  <u>- Major electricity distribution lines are shown on the planning maps.</u>  <u>- Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</u>  <u>- The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>            Insert the following new rule:  <b><u>Network utilities within 6 of the centre line of a major electricity distribution line</u></b>  <b><u>Activity status: PER</u></b>  <b><u>Where:</u></b></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>Where:</u>  1. <u>the network utility complies with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>  <b>Activity status when compliance not achieved: NC</b>  <b>Advisory Note</b>  - Major electricity distribution lines are shown on the planning map.  Insert the following new rule:  <b>Activities and development (other than earthworks or network utilities) adjacent to a major electricity distribution line</b>  <b>Activity status: NC</b>  <u>Where:</u>  1. <u>activities and development adjacent to a major electricity distribution line involve the following:</u>  a. <u>a new sensitive activity and new buildings within 6m of the centreline of a major electricity distribution line or within 6m of the foundation of a support structure; or</u>  b. <u>complies with the requirements of NZECP34:2001.</u>  <b>Notification</b>  An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b>Advisory Notes</b>  - Major electricity distribution lines are shown on the planning map.  - Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.  - The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.  Insert the following new rule:  <b>Structures near a major electricity distribution line</b>  <b>Activity status: NC</b>  1. <u>The establishment of a new, or expansion of an existing structure:</u>  <u>Where:</u>  2. <u>The structure is within 6m of the centreline of a major electricity distribution line as shown on the planning maps; or</u>  3. <u>The structure is within 6m of the foundation of a support structure of a major electricity distribution line as shown on the planning maps; or</u>  4. <u>Complies with the requirements of NZECP34:2001</u>  <b>Notification</b>  An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b>Activity status when compliance not achieved: NC"</b></p>
249.120	Resource Management Group Limited - Melanie Foote	GRUZ - General Rural Zone	Objectives	General	Amend	Insert new objective to support new corridor protection rules for electricity distribution lines within the General Rural Zone.	<p>Insert the following new objective:</p> <p><b>"Objective:</b>  <u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities."</u></p>
249.121	Resource Management Group Limited - Melanie Foote	GRUZ - General Rural Zone	Policies	General	Amend	Insert new policy to support new corridor protection rules for electricity distribution lines within the General Rural Zone.	<p>Insert the following new policy:</p> <p><b>"Policy - Separation of incompatible activities</b>  <u>Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor."</u></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.122	Resource Management Group Limited - Melanie Foote	GRUZ - General Rural Zone	Activity Rules	General	Amend	Insert corridor protection rules relating to Electricity Distribution Lines into the General Rural Zone chapter. Submitter suggests corridor protection rules be located within the relevant zone chapters to include land use constraints associated with Electricity Distribution Lines in the applicable zone chapters where they are clearly visible to land owners. Submitter also suggests that the width of the corridor protection can be reduced to 6m.	<p>Insert the following new rule:</p> <p><b><u>"Earthworks adjacent to major electricity distribution line</u></b>  <b><u>Activity Status: PER</u></b>  <b><u>Where:</u></b>  <u>1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or;</u>  <u>2. Meet the following requirements:</u>  <u>a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and</u>  <u>b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and</u>  <u>c. earthworks shall not destabilise a major 66kV or 33kV electricity distribution line pole or tower; and</u>  <u>d. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met.</u>  <b><u>Activity status when compliance not achieved: NC</u></b>  <b><u>Notification</u></b>  <u>An application for a non-complying activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u>  <b><u>Exemptions</u></b>  <u>This rule does not apply to:</u>  <u>- earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;</u>  <u>- earthworks that are undertaken by a network utility operator or their approved contractor on behalf of the network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);</u>  <u>- earthworks for which prior written consent has been granted by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;</u>  <b><u>Advisory Notes</u></b>  <u>- Major electricity distribution lines are shown on the planning maps.</u>  <u>- Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</u>  <u>- The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>  <p>Insert the following new rule:  <b><u>Network utilities within 6 of the centre line of a major electricity distribution line</u></b>  <b><u>Activity status: PER</u></b>  <b><u>Where:</u></b></p> </p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>1. the network utility complies with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>  <b>Activity status when compliance not achieved: NC</b>  <b>Advisory Note</b>            - Major electricity distribution lines are shown on the planning map.            Insert the following new rule:  <b>Activities and development (other than earthworks or network utilities) adjacent to a major electricity distribution line</b>  <b>Activity status: NC</b>  <b>Where:</b>            1. activities and development adjacent to a major electricity distribution line involve the following:            a. new sensitive activity and new buildings within 6m of the centreline of a major electricity distribution line or within 6m of the foundation of a support structure; or            b. complies with the requirements of NZECP34:2001.  <b>Notification</b>            An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b>Advisory Notes</b>            - Major electricity distribution lines are shown on the planning map.            - Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.            - The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.            Insert the following new rule:  <b>Structures near a major electricity distribution line</b>  <b>Activity status: NC</b>            1. The establishment of a new, or expansion of an existing structure:  <b>Where:</b>            2. The structure is within 6m of the centreline of a major electricity distribution line as shown on the planning maps; or            3. The structure is within 6m of the foundation of a support structure of a major electricity distribution line as shown on the planning maps, or            4. Complies with the requirements of NZECP34:2001  <b>Notification</b>            An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b>Activity status when compliance not achieved: NC"</b></p>
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249.123	Resource Management Group Limited - Melanie Foote	RLZ - Rural Lifestyle Zone	Objectives	General	Amend	Insert new objective to support new corridor protection rules for electricity distribution lines within the Rural Lifestyle Zone Chapter.	Insert the following new objective:  <b>"Objective:</b> <u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities."</u>
249.124	Resource Management Group Limited - Melanie Foote	RLZ - Rural Lifestyle Zone	Policies	General	Amend	Insert a new policy to support new corridor protection rules for electricity distribution lines within the Rural Lifestyle Zone.	Insert the following new policy:  <b>"Policy - Separation of incompatible activities</b> <u>Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.125	Resource Management Group Limited - Melanie Foote	RLZ - Rural Lifestyle Zone	Activity Rules	General	Amend	Insert corridor protection rules relating to Electricity Distribution Lines into the Rural Lifestyle Zone Chapter. Submitter suggests corridor protection rules be located within the relevant zone chapters to include land use constraints associated with Electricity Distribution Lines in the applicable zone chapters where they are clearly visible to land owners. Submitter also suggests that the width of the corridor protection can be reduced to 6m.	<p>Insert the following new rule:</p> <p><b><u>"Earthworks adjacent to major electricity distribution line</u></b>  <b><u>Activity Status: PER</u></b>  <b><u>Where:</u></b>  1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or;  2. Meet the following requirements:  a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and  b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and  c. earthworks shall not destabilise a major 66kV or 33kV electricity distribution line pole or tower; and  d. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met.  <b><u>Activity status when compliance not achieved: NC</u></b>  <b><u>Notification</u></b>  An application for a non-complying activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b><u>Exemptions</u></b>  This rule does not apply to:  - earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;  - earthworks that are undertaken by a network utility operator or their approved contractor on behalf of the network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);  - earthworks for which prior written consent has been granted by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;  <b><u>Advisory Notes</u></b>  - Major electricity distribution lines are shown on the planning maps.  - Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.  - The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</p> <p>Insert the following new rule:  <b><u>Network utilities within 6 of the centre line of a major electricity distribution line</u></b>  <b><u>Activity status: PER</u></b>  <b><u>Where:</u></b></p>



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>1. the network utility complies with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>  <b>Activity status when compliance not achieved: NC</b>  <b>Advisory Note</b>            - Major electricity distribution lines are shown on the planning map.            Insert the following new rule:  <b>Activities and development (other than earthworks or network utilities) adjacent to a major electricity distribution line</b>  <b>Activity status: NC</b>  <u>Where:</u>            1. activities and development adjacent to a major electricity distribution line involve the following:            a. new sensitive activity and new buildings within 6m of the centreline of a major electricity distribution line or within 6m of the foundation of a support structure; or            b. complies with the requirements of NZECP34:2001.  <b>Notification</b>            An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b>Advisory Notes</b>            - Major electricity distribution lines are shown on the planning map.            - Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.            - The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.            Insert the following new rule:  <b>Structures near a major electricity distribution line</b>  <b>Activity status: NC</b>            1. The establishment of a new, or expansion of an existing structure:  <u>Where:</u>            2. The structure is within 6m of the centreline of a major electricity distribution line as shown on the planning maps; or            3. The structure is within 6m of the foundation of a support structure of a major electricity distribution line as shown on the planning maps; or            4. Complies with the requirements of NZECP34:2001  <b>Notification</b>            An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b>Activity status when compliance not achieved: NC"</b></p>
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249.126	Resource Management Group Limited - Melanie Foote	GI2 - General Industrial Zone	Objectives	General	Amend	Insert new objective to support new corridor protection rules for electricity distribution lines within the General Industrial Zone.	Insert the following new objective:  <b>"Objective:</b> <u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities."</u>
249.127	Resource Management Group Limited - Melanie Foote	GI2 - General Industrial Zone	Policies	General	Amend	Insert new policy to support new corridor protection rules for electricity distribution lines within the General Industrial Zone.	Insert the following new policy:  <b>"Policy - Separation of incompatible activities</b> <u>Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.128	Resource Management Group Limited - Melanie Foote	GIZ - General Industrial Zone	Activity Rules	General	Amend	Insert corridor protection rules relating to Electricity Distribution Lines into the General Industrial Zone Chapter. Submitter suggests corridor protection rules be located within the relevant zone chapters to include land use constraints associated with Electricity Distribution Lines in the applicable zone chapters where they are clearly visible to land owners. Submitter also suggests that the width of the corridor protection can be reduced to 6m.	<p>Insert the following new rule:</p> <p><b><u>"Earthworks adjacent to major electricity distribution line</u></b>  <b><u>Activity Status: PER</u></b>  <b><u>Where:</u></b>  <u>1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or;</u>  <u>2. Meet the following requirements:</u>  <u>a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and</u>  <u>b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and</u>  <u>c. earthworks shall not destabilise a major 66kV or 33kV electricity distribution line pole or tower; and</u>  <u>d. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met.</u>  <b><u>Activity status when compliance not achieved: NC</u></b>  <b><u>Notification</u></b>  <u>An application for a non-complying activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u>  <b><u>Exemptions</u></b>  <u>This rule does not apply to:</u>  <u>- earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;</u>  <u>- earthworks that are undertaken by a network utility operator or their approved contractor on behalf of the network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);</u>  <u>- earthworks for which prior written consent has been granted by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;</u>  <b><u>Advisory Notes</u></b>  <u>- Major electricity distribution lines are shown on the planning maps.</u>  <u>- Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</u>  <u>- The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>  <p>Insert the following new rule:  <b><u>Network utilities within 6 of the centre line of a major electricity distribution line</u></b>  <b><u>Activity status: PER</u></b>  <b><u>Where:</u></b>  <u>1. the network utility complies with the NZECP 34:2001 New Zealand Electricity Code</u></p> </p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>1. the network utility complies with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u></p> <p><b><u>Activity status when compliance not achieved: NC</u></b></p> <p><b><u>Advisory Note</u></b></p> <p>- Major electricity distribution lines are shown on the planning map.</p> <p>Insert the following new rule:</p> <p><b><u>Activities and development (other than earthworks or network utilities) adjacent to a major electricity distribution line</u></b></p> <p><b><u>Activity status: NC</u></b></p> <p><b><u>Where:</u></b></p> <p><u>1. activities and development adjacent to a major electricity distribution line involve the following:</u></p> <p><u>a. new sensitive activity and new buildings within 6m of the centreline of a major electricity distribution line or within 6m of the foundation of a support structure; or</u></p> <p><u>b. complies with the requirements of NZECP34:2001.</u></p> <p><b><u>Notification</u></b></p> <p><u>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u></p> <p><b><u>Advisory Notes</u></b></p> <p>- Major electricity distribution lines are shown on the planning map.</p> <p>- Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</p> <p>- The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</p> <p>Insert the following new rule:</p> <p><b><u>Structures near a major electricity distribution line</u></b></p> <p><b><u>Activity status: NC</u></b></p> <p><u>1. The establishment of a new, or expansion of an existing structure:</u></p> <p><b><u>Where:</u></b></p> <p><u>2. The structure is within 6m of the centreline of a major electricity distribution line as shown on the planning maps; or</u></p> <p><u>3. The structure is within 6m of the foundation of a support structure of a major electricity distribution line as shown on the planning maps; or</u></p> <p><u>4. Complies with the requirements of NZECP34:2001</u></p> <p><b><u>Notification</u></b></p> <p><u>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u></p> <p><b><u>Activity status when compliance not achieved: NC"</u></b></p>
249.129	Resource Management Group Limited - Melanie Foote	OSZ - Open Space Zone	Objectives	General	Amend	Insert new objective to support new corridor protection rules for electricity distribution lines within the Open Space Zone.	<p>Insert the following new objective and policy:</p> <p><b><u>"Objective:</u></b></p> <p><u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities."</u></p>
249.130	Resource Management Group Limited - Melanie Foote	OSZ - Open Space Zone	Policies	General	Amend	Insert new policy to support new corridor protection rules for electricity distribution lines within the Open Space Zone.	<p>Insert the following new policy:</p> <p><b><u>"Policy - Separation of incompatible activities</u></b></p> <p><u>Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor."</u></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.131	Resource Management Group Limited - Melanie Foote	OSZ - Open Space Zone	Activity Rules	General	Amend	Insert corridor protection rules relating to Electricity Distribution Lines into the Open Space Zone Chapter. Submitter suggests corridor protection rules be located within the relevant zone chapters to include land use constraints associated with Electricity Distribution Lines in the applicable zone chapters where they are clearly visible to land owners. Submitter also suggests that the width of the corridor protection can be reduced to 6m.	<p>Insert the following new rule:</p> <p><b><u>"Earthworks adjacent to major electricity distribution line</u></b>  <b><u>Activity Status: PER</u></b>  <b><u>Where:</u></b>  <u>1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or;</u>  <u>2. Meet the following requirements:</u>  <u>a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and</u>  <u>b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and</u>  <u>c. earthworks shall not destabilise a major 66kV or 33kV electricity distribution line pole or tower; and</u>  <u>d. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met.</u>  <b><u>Activity status when compliance not achieved: NC</u></b>  <b><u>Notification</u></b>  <u>An application for a non-complying activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u>  <b><u>Exemptions</u></b>  <u>This rule does not apply to:</u>  <u>- earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;</u>  <u>- earthworks that are undertaken by a network utility operator or their approved contractor on behalf of the network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);</u>  <u>- earthworks for which prior written consent has been granted by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;</u>  <b><u>Advisory Notes</u></b>  <u>- Major electricity distribution lines are shown on the planning maps.</u>  <u>- Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</u>  <u>- The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>  <p>Insert the following new rule:  <b><u>Network utilities within 6 of the centre line of a major electricity distribution line</u></b>  <b><u>Activity status: PER</u></b>  <b><u>Where:</u></b></p> </p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>1. the network utility complies with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>  <b>Activity status when compliance not achieved: NC</b>  <b>Advisory Note</b>  - Major electricity distribution lines are shown on the planning map.  Insert the following new rule:  <b>Activities and development (other than earthworks or network utilities) adjacent to a major electricity distribution line</b>  <b>Activity status: NC</b>  Where:  1. activities and development adjacent to a major electricity distribution line involve the following:  a. new sensitive activity and new buildings within 6m of the centreline of a major electricity distribution line or within 6m of the foundation of a support structure; or  b. complies with the requirements of NZECP34:2001.  <b>Notification</b>  An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b>Advisory Notes</b>  - Major electricity distribution lines are shown on the planning map.  - Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.  - The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.  Insert the following new rule:  <b>Structures near a major electricity distribution line</b>  <b>Activity status: NC</b>  1. The establishment of a new, or expansion of an existing structure:  Where:  2. The structure is within 6m of the centreline of a major electricity distribution line as shown on the planning maps; or  3. The structure is within 6m of the foundation of a support structure of a major electricity distribution line as shown on the planning maps, or  4. Complies with the requirements of NZECP34:2001  <b>Notification</b>  An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b>Activity status when compliance not achieved: NC"</b></p>
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249.132	Resource Management Group Limited - Melanie Foote	SETZ – Settlement Zone	Objectives	General	Amend	Insert new objective to support new corridor protection rules for electricity distribution lines within the Settlement Zone.	<p>Insert the following new objective:</p> <p><b>"Objective:</b>  <u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities."</u></p>
249.133	Resource Management Group Limited - Melanie Foote	SETZ – Settlement Zone	Policies	General	Amend	Insert new policy to support new corridor protection rules for electricity distribution lines within the Settlement Zone.	<p>Insert the following new policy:</p> <p><b>"Policy - Separation of incompatible activities</b>  <u>Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor."</u></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.134	Resource Management Group Limited - Melanie Foote	SETZ – Settlement Zone	Activity Rules	General	Amend	Insert corridor protection rules relating to Electricity Distribution Lines into the Settlement Zone Chapter. Submitter suggests corridor protection rules be located within the relevant zone chapters to include land use constraints associated with Electricity Distribution Lines in the applicable zone chapters where they are clearly visible to land owners. Submitter also suggests that the width of the corridor protection can be reduced to 6m.	<p>Insert the following new rule:</p> <p><b><u>"Earthworks adjacent to major electricity distribution line</u></b>  <b><u>Activity Status: PER</u></b>  <b><u>Where:</u></b>  1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or;  2. Meet the following requirements:  a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and  b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and  c. earthworks shall not destabilise a major 66kV or 33kV electricity distribution line pole or tower; and  d. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met.  <b><u>Activity status when compliance not achieved: NC</u></b>  <b><u>Notification</u></b>  An application for a non-complying activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b><u>Exemptions</u></b>  This rule does not apply to:  - earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;  - earthworks that are undertaken by a network utility operator or their approved contractor on behalf of the network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);  - earthworks for which prior written consent has been granted by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;  <b><u>Advisory Notes</u></b>  - Major electricity distribution lines are shown on the planning maps.  - Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.  - The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</p> <p>Insert the following new rule:  <b><u>Network utilities within 6 of the centre line of a major electricity distribution line</u></b>  <b><u>Activity status: PER</u></b>  <b><u>Where:</u></b>  1. the network utility complies with the NZECP 34:2001 New Zealand Electricity Code</p>



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>1. the network utility complies with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u></p> <p><b>Activity status when compliance not achieved: NC</b></p> <p><b>Advisory Note</b></p> <p>- Major electricity distribution lines are shown on the planning map.</p> <p>Insert the following new rule:</p> <p><b>Activities and development (other than earthworks or network utilities) adjacent to a major electricity distribution line</b></p> <p><b>Activity status: NC</b></p> <p><b>Where:</b></p> <p><u>1. activities and development adjacent to a major electricity distribution line involve the following:</u></p> <p><u>a. new sensitive activity and new buildings within 6m of the centreline of a major electricity distribution line or within 6m of the foundation of a support structure; or</u></p> <p><u>b. complies with the requirements of NZECP34:2001.</u></p> <p><b>Notification</b></p> <p><u>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u></p> <p><b>Advisory Notes</b></p> <p>- Major electricity distribution lines are shown on the planning map.</p> <p>- Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</p> <p>- The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</p> <p>Insert the following new rule:</p> <p><b>Structures near a major electricity distribution line</b></p> <p><b>Activity status: NC</b></p> <p><u>1. The establishment of a new, or expansion of an existing structure:</u></p> <p><b>Where:</b></p> <p><u>2. The structure is within 6m of the centreline of a major electricity distribution line as shown on the planning maps; or</u></p> <p><u>3. The structure is within 6m of the foundation of a support structure of a major electricity distribution line as shown on the planning maps; or</u></p> <p><u>4. Complies with the requirements of NZECP34:2001</u></p> <p><b>Notification</b></p> <p><u>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u></p> <p><b>Activity status when compliance not achieved: NC"</b></p>
249.135	Resource Management Group Limited - Melanie Foote	SARZ - Sport and Active Recreation Zone	Objectives	General	Amend	Insert new objective to support new corridor protection rules for electricity distribution lines within the Sport and Active Recreation Zone.	<p>Insert the following new objective:</p> <p><b>"Objective:</b></p> <p><u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities."</u></p>
249.136	Resource Management Group Limited - Melanie Foote	SARZ - Sport and Active Recreation Zone	Policies	General	Amend	Insert new policy to support new corridor protection rules for electricity distribution lines within the Sport and Active Recreation Zone.	<p>Insert the following new policy:</p> <p><b>"Policy - Separation of incompatible activities</b></p> <p><u>Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor."</u></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.137	Resource Management Group Limited - Melanie Foote	SARZ - Sport and Active Recreation Zone	Activity Rules	General	Amend	Insert corridor protection rules relating to Electricity Distribution Lines into the Sport and Active Recreation Zone Chapter. Submitter suggests corridor protection rules be located within the relevant zone chapters to include land use constraints associated with Electricity Distribution Lines in the applicable zone chapters where they are clearly visible to land owners. Submitter also suggests that the width of the corridor protection can be reduced to 6m.	<p>Insert the following new rule:</p> <p><b><u>"Earthworks adjacent to major electricity distribution line</u></b>  <b><u>Activity Status: PER</u></b>  <b><u>Where:</u></b>  <u>1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or;</u>  <u>2. Meet the following requirements:</u>  <u>a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and</u>  <u>b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and</u>  <u>c. earthworks shall not destabilise a major 66kV or 33kV electricity distribution line pole or tower; and</u>  <u>d. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met.</u>  <b><u>Activity status when compliance not achieved: NC</u></b>  <b><u>Notification</u></b>  <u>An application for a non-complying activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u>  <b><u>Exemptions</u></b>  <u>This rule does not apply to:</u>  <u>- earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;</u>  <u>- earthworks that are undertaken by a network utility operator or their approved contractor on behalf of the network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);</u>  <u>- earthworks for which prior written consent has been granted by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;</u>  <b><u>Advisory Notes</u></b>  <u>- Major electricity distribution lines are shown on the planning maps.</u>  <u>- Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</u>  <u>- The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>  <p>Insert the following new rule:  <b><u>Network utilities within 6 of the centre line of a major electricity distribution line</u></b>  <b><u>Activity status: PER</u></b>  <b><u>Where:</u></b>  <u>1. the network utility complies with the NZECP 34:2001 New Zealand Electricity Code</u></p> </p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>1. the network utility complies with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u></p> <p><b><u>Activity status when compliance not achieved: NC</u></b></p> <p><b><u>Advisory Note</u></b></p> <p>- Major electricity distribution lines are shown on the planning map.</p> <p>Insert the following new rule:</p> <p><b><u>Activities and development (other than earthworks or network utilities) adjacent to a major electricity distribution line</u></b></p> <p><b><u>Activity status: NC</u></b></p> <p><b><u>Where:</u></b></p> <p><u>1. activities and development adjacent to a major electricity distribution line involve the following:</u></p> <p><u>a. new sensitive activity and new buildings within 6m of the centreline of a major electricity distribution line or within 6m of the foundation of a support structure; or</u></p> <p><u>b. complies with the requirements of NZECP34:2001.</u></p> <p><b><u>Notification</u></b></p> <p><u>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u></p> <p><b><u>Advisory Notes</u></b></p> <p>- Major electricity distribution lines are shown on the planning map.</p> <p>- Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</p> <p>- The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</p> <p>Insert the following new rule:</p> <p><b><u>Structures near a major electricity distribution line</u></b></p> <p><b><u>Activity status: NC</u></b></p> <p><u>1. The establishment of a new, or expansion of an existing structure:</u></p> <p><b><u>Where:</u></b></p> <p><u>2. The structure is within 6m of the centreline of a major electricity distribution line as shown on the planning maps; or</u></p> <p><u>3. The structure is within 6m of the foundation of a support structure of a major electricity distribution line as shown on the planning maps; or</u></p> <p><u>4. Complies with the requirements of NZECP34:2001</u></p> <p><b><u>Notification</u></b></p> <p><u>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u></p> <p><b><u>Activity status when compliance not achieved: NC"</u></b></p>
249.138	Resource Management Group Limited - Melanie Foote	NOSZ – Natural Open Space Zone	Objectives	General	Amend	Insert new objective to support the introduction of new corridor protection rules for electricity distribution lines within the Natural Open Space Zone.	<p>Insert the following new objective:</p> <p><b><u>"Objective:</u></b></p> <p><u>The operation and security of critical infrastructure, strategic infrastructure and regionally significant infrastructure is not compromised by other activities."</u></p>
249.139	Resource Management Group Limited - Melanie Foote	NOSZ – Natural Open Space Zone	Policies	General	Amend	Insert new policy to support new corridor protection rules for electricity distribution lines within the Natural Open Space Zone.	<p>Insert the following new policy:</p> <p><b><u>"Policy - Separation of incompatible activities</u></b></p> <p><u>Protect critical infrastructure, strategic infrastructure and regionally significant infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities by avoiding buildings, structures and any sensitive activities that may compromise the operation of Electricity Distribution Lines within an identified buffer corridor."</u></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.140	Resource Management Group Limited - Melanie Foote	NOSZ – Natural Open Space Zone	Activity Rules	General	Amend	Insert corridor protection rules relating to Electricity Distribution Lines into the Natural Open Space Zone Chapter. Submitter suggests corridor protection rules be located within the relevant zone chapters to include land use constraints associated with Electricity Distribution Lines in the applicable zone chapters where they are clearly visible to land owners. Submitter also suggests that the width of the corridor protection can be reduced to 6m.	<p>Insert the following new rule:</p> <p><b><u>"Earthworks adjacent to major electricity distribution line</u></b>  <b><u>Activity Status: PER</u></b>  <b><u>Where:</u></b>  <u>1. Earthworks shall be setback at least 6m from the centreline of the Major Electricity Distribution Line as shown on the planning maps or;</u>  <u>2. Meet the following requirements:</u>  <u>a. be no deeper than 300mm within 2.2m of the foundation of the major electricity distribution line support structure; and</u>  <u>b. be no deeper than 0.75m between 2.2m and 6m from the foundation of the major electricity distribution line support structure; and</u>  <u>c. earthworks shall not destabilise a major 66kV or 33kV electricity distribution line pole or tower; and</u>  <u>d. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 in NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances, unless the requirements of Clause 2.2.3 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances are met.</u>  <b><u>Activity status when compliance not achieved: NC</u></b>  <b><u>Notification</u></b>  <u>An application for a non-complying activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</u>  <b><u>Exemptions</u></b>  <u>This rule does not apply to:</u>  <u>- earthworks undertaken as part of agricultural or domestic cultivation; or repair, sealing or resealing of a road, footpath, driveway or vehicle access track;</u>  <u>- earthworks that are undertaken by a network utility operator or their approved contractor on behalf of the network utility operator (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes);</u>  <u>- earthworks for which prior written consent has been granted by the relevant electricity distribution line operator under the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances;</u>  <b><u>Advisory Notes</u></b>  <u>- Major electricity distribution lines are shown on the planning maps.</u>  <u>- Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</u>  <u>- The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>  <p>Insert the following new rule:  <b><u>Network utilities within 6 of the centre line of a major electricity distribution line</u></b>  <b><u>Activity status: PER</u></b>  <b><u>Where:</u></b></p> </p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>1. the network utility complies with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u>  <b>Activity status when compliance not achieved: NC</b>  <b>Advisory Note</b>  - Major electricity distribution lines are shown on the planning map.  Insert the following new rule:  <b>Activities and development (other than earthworks or network utilities) adjacent to a major electricity distribution line</b>  <b>Activity status: NC</b>  <b>Where:</b>  1. activities and development adjacent to a major electricity distribution line involve the following:  a. new sensitive activity and new buildings within 6m of the centreline of a major electricity distribution line or within 6m of the foundation of a support structure; or  b. complies with the requirements of NZECP34:2001.  <b>Notification</b>  An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b>Advisory Notes</b>  - Major electricity distribution lines are shown on the planning map.  - Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.  - The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.  Insert the following new rule:  <b>Structures near a major electricity distribution line</b>  <b>Activity status: NC</b>  1. The establishment of a new, or expansion of an existing structure:  <b>Where:</b>  2. The structure is within 6m of the centreline of a major electricity distribution line as shown on the planning maps; or  3. The structure is within 6m of the foundation of a support structure of a major electricity distribution line as shown on the planning maps, or  4. Complies with the requirements of NZECP34:2001  <b>Notification</b>  An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.  <b>Activity status when compliance not achieved: NC"</b></p>
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249.141	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	General	General	Amend	Oppose how the Energy and Infrastructure (EI) Chapter links to the other district plan provisions. Seek that all relevant natural character of freshwater bodies provisions applicable to infrastructure be appropriately hyperlinked from the EI Chapter back to the natural character of freshwater bodies provisions chapter, to ensure that plan users can navigate to the relevant parts of the Natural Character of Freshwater Bodies Chapter with ease.	Insert appropriate hyperlinks from the Energy and Infrastructure Chapter to the relevant natural character of freshwater bodies rules.
249.142	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O1	Support	Support NATC-O1.	Retain NATC-O1 as notified.
249.143	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O2	Support	Support NATC-O2.	Retain NATC-O2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.144	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O3	Support	Support NATC-O3.	Retain NATC-O3 as notified.
249.145	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P5	Amend	Support NATC-P5 but seek further clarity.	Amend NATC-P5:  "Enable activities ( <u>including the maintenance, repair, upgrade, development and operation of critical infrastructure</u> ) that have a functional need or operational need to be located within the freshwater body setbacks, provided that adverse effects on natural character values are avoided, remedied or mitigated."
249.146	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P6	Amend	Support NATC-P6 but seek further clarity.	NATC-P6:  "Provide for new structures, and upgrades to existing structures, on the surface of freshwater where: 1. public access to, and along, the freshwater body is maintained; 2. the structure <u>or any critical infrastructure</u> , has a functional need or operational need to be located on the surface of freshwater; ..."
249.147	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R7	Support	Support NATC-R7.	Retain NATC-R7 as notified.
249.148	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R8	Support	Support NATC-R8.	Retain NATC-R8 as notified.
249.149	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R9	Support	Support NATC-R9.	Retain NATC-R9 as notified.
249.150	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	NATC-S1	Support	Support NATC-S1.	Retain NATC-S1 as notified.
249.151	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	NATC-S2	Support	Support NATC-S2.	Retain NATC-S2 as notified.
249.152	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD2	Support	Support NATC-MD2.	Retain NATC-MD2 as notified.
249.153	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD4	Amend	Support NATC-MD4 but seek to add a further matter of discretion around the functional need and operational need to locate in the setback and the ability to carry out maintenance, repair, upgrade and development of critical infrastructure.	Amend NATC-MD4 by adding the following additional matter:  "The functional and operational need of critical infrastructure to locate within setbacks <u>or for a network utility to carry out maintenance, replacement, repair and upgrade.</u> "

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.154	Resource Management Group Limited - Melanie Foote	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD5	Amend	Support NATC-MD5 but seek an additional clause to ensure consideration is given to the functional need and operational need of critical infrastructure to locate over freshwater bodies.	Amend NATC-MD5 by adding additional clause:  "Structures within and over freshwater bodies ... <u>7. or critical infrastructure, any functional or operational need to locate over a freshwater body.</u> "
249.155	Resource Management Group Limited - Melanie Foote	NFL - Ahuatanga o te whenua - Natural features and landscapes	General	General	Amend	Oppose how the EI Chapter links to the other district plan provisions. Seek that all relevant natural features and landscape provisions applicable to the activities of infrastructure be appropriately hyperlinked from the EI Chapter back to the Natural Features and Landscapes Chapter, to ensure that plan users can navigate to the relevant parts of the natural features and landscapes chapter with ease.	Insert appropriate hyperlinks from the EI Chapter to the relevant natural features and landscapes rules contained in the Natural Features and Landscapes Chapter.
249.156	Resource Management Group Limited - Melanie Foote	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P1	Amend	Support NFL-P1 but seek to recognise instances where it is necessary to both locate important infrastructure within those areas as a result of functional need or operational need or to also undertake maintenance and repair of infrastructure	NFL-P1 by adding additional clause: "... 7. enabling conservation activities and non-motorised recreation activities; <u>and 8. recognise that, due to locational, operational and technical requirements, infrastructure may need to be located within areas with natural environment values.</u> "
249.157	Resource Management Group Limited - Melanie Foote	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Amend	Support NFL-P3 but amend to recognise instances where it is necessary to both locate important infrastructure within those areas as a result of functional need or operational need or to also undertake maintenance and repair of infrastructure.	Amend NFL-P3 by adding additional clause:  "Recognise the values of the outstanding natural landscapes identified in NFL-APP1 and protect them from the adverse effects of activities and development by: ... 6. enabling conservation activities and non-motorised recreation activities; <u>and 7. recognise that, due to locational, operational and technical requirements, network utilities may need to be located within areas with natural environment values.</u> "
249.158	Resource Management Group Limited - Melanie Foote	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P4	Amend	Support NFL-P4 but seek to recognise instances where it is necessary to both locate important infrastructure within those areas as a result of functional need or operational need or to also undertake maintenance and repair of infrastructure.	Amend NFL-P4 by adding additional clause:  "Recognise the values of the significant amenity landscapes identified in NFL-APP1 and maintain them by: ... 7. providing for existing rural production where this does not detract from the identified values; <u>and 8. recognise that, due to locational, operational and technical requirements, network utilities may need to be located within areas with natural environment values.</u> "
249.159	Resource Management Group Limited - Melanie Foote	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R5	Amend	Support NFL-R5 but seek amendment to provide for the replacement, maintenance and repair, and realignment of existing poles as a permitted activity.	Amend NFL-R5 by adding additional clause: "... <u>2. The structure is an existing infrastructure pole, line or cable that is, realigned, replaced, maintained, repaired or upgraded.</u> "
249.160	Resource Management Group Limited - Melanie Foote	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R6	Amend	As EI-R2 covers construction of new, or widening or extension of existing vehicle access tracks ancillary to infrastructure, it is understood that NFL-R6 would not be applicable to infrastructure as this would be a duplication.	Seek clarification that NFL-R6 is not applicable to infrastructure as the matter is covered by EI-R2.
249.161	Resource Management Group Limited - Melanie Foote	NFL - Ahuatanga o te whenua - Natural features and landscapes	Matters of Discretion	NFL-MD1	Support	Support NFL-MD1 as it provides for consideration of the functional and operational need for the location of infrastructure.	Retain NFL-MD1 as notified.
249.162	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	General	General	Amend	Oppose how the EI Chapter links to the other district plan provisions. Seek that all relevant natural hazards provisions applicable to infrastructure be appropriately hyperlinked from the EI Chapter back to the Natural Hazards Chapter, to ensure plan users can navigate to the relevant parts of the Natural Hazards Chapter with ease.	Insert appropriate hyperlinks from the EI Chapter to relevant natural hazards rules contained in the Natural Hazards Chapter.
249.163	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Support	Support NH-O1.	Retain NH-O1 as notified.
249.164	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Support	Support NH-O2.	Retain NH-O2 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.165	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O3	Support	Support NH-O3 as adverse effects on infrastructure will be avoided or mitigated.	Retain NH-O3 as notified.
249.166	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O4	Support	Support NH-O4.	Retain NH-O4 as notified.
249.167	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Support	Supports NH-P1.	Retain NH-P1 as notified.
249.168	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Policies	NH-P10	Support	Support NH-P10.	Retain NH-P10 as notified.
249.169	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Policies	NH-P11	Support	Support NH-P11.	Retain NH-P11 as notified.
249.170	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Policies	NH-P12	Support	Support NH-P12.	Retain NH-P12 as notified.
249.171	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Support	Support NH-P13.	Retain NH-P13 as notified.
249.172	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Policies	NH-P14	Amend	Support NH-P14 in principle but seek amendments to specifically recognise the operational need and functional need of critical infrastructure to locate in identified fault avoidance areas.	Amend NH-P14:  "Within the fault overlays: 1. provide for new and upgrading of existing <del>not</del> <u>non</u> critical infrastructure below and above ground in the Ashley Fault Avoidance Overlay where: a. it does not increase the risk to life or property from a natural hazard event; and b. it does not result in a reduction in the ability of people and communities to recover from a natural hazard event; 2. avoid new and upgrading of existing critical infrastructure below and above ground in the Ashley Fault Avoidance Overlay unless there is no reasonable alternative <u>or there is an operational need or functional need</u> , in which case the infrastructure must be designed to: a. maintain, as far as practicable, its integrity and ongoing operation during and after natural hazard events; or b. be able to be reinstated in a timely manner; 3. enable small scale critical infrastructure and other infrastructure in the Fault Awareness Overlay, while ensuring that larger critical infrastructure does not increase the risk to life or property from natural hazard events unless: a. there is no reasonable alternative <u>or there is an operational or functional need</u> , in which case the infrastructure must be designed to maintain, as far as practicable, its integrity and ongoing operation during and after natural hazard events; or b. be able to be reinstated in a timely manner."
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249.173	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Policies	NH-P19	Support	Support NH-P19.	Retain NH-P19 as notified.
249.174	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Support	Support NH-R4.	Retain NH-R4 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.175	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Amend	Supports NH-R6 but concerned there will be a consenting burden in relation to above ground linear infrastructure. Should be a permitted activity for both new overhead electricity distribution lines and support structures. New rule is proposed to separate out above ground linear critical infrastructure and to ensure the permitted footprint area in clause 2(c)(i) reflects the size of typical cabinets and kiosks. Also concerned that a FFL certificate may be required for all infrastructure when this is not necessary for poles or towers etc. Further clarification is required around this.	Amend NH-R6:  "Above ground critical infrastructure ( <u>not covered by new rule Rule NH-RX</u> ) Activity status: PER Where: 1. if located within the Fault Awareness Overlay, new critical infrastructure or an extension to existing infrastructure has a footprint of less than 100m <sup>2</sup> ; and 2. if located within a Flood Assessment Overlay or the Kaiapoi Fixed Minimum Finished Floor Level Overlay: a. the profile, contour or height of the land is not permanently raised by more than 0.25m when compared to natural ground level; and b. the infrastructure is located on a site outside of high flood hazard area as stated in a Flood Assessment Certificate issued in accordance with NH-S1; or c. new infrastructure or an extension to existing infrastructure: i. has a footprint of less than <u>4013m<sup>2</sup></u> ; or ..."
249.176	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Activity Rules	General	Amend	Insert a new rule to cover above ground linear critical infrastructure and support structures in natural hazard areas.	Insert the following new rule:  " <u>NH-R4 Above ground linear critical infrastructure and support structures</u> <u>Fault Awareness Overlay</u> <u>Urban Flood Assessment Overlay</u> <u>Kaiapoi Fixed Minimum Finished Floor Level Overlay</u> <u>Non-Urban Flood Assessment Overlay</u> Activity status: PER"
249.177	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R14	Amend	Support NH-R14 but consider it overly restrictive where it applies to the linear above and below ground infrastructure and associated support structures.	Amend NH-R14 (1)(a): "... Where: 1. the critical infrastructure involves any of the following: a. electricity substations, <del>networks</del> , and transmission and distribution installations, including the National Grid <del>and the electricity distribution network</del> ; ..."
249.178	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R17	Amend	Support NH-R17 but in clause 1(a) seek the footprint be increased to 13m <sup>2</sup> so that the typical cabinet and kiosk used can be accommodated without the burden of requiring a resource consent.	Amend NH-R17 (1)(a): "... Where: 1. the profile, contour or height of the land is not permanently raised by more than 0.25m when compared to natural ground level; and a. new infrastructure or an extension to existing infrastructure has a footprint of less than <u>4013m<sup>2</sup></u> ; or ..."
249.179	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R18	Support	Support NH-R18.	Retain NH-R18 as notified.
249.180	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S1	Support	Support NH-S1 but it is unclear how the need for a flood assessment certificate will be determined and applied to infrastructure and seek that any process requiring a flood hazard certificate is efficient and costs are transparent.	Retain NH-S1 as notified.
249.181	Resource Management Group Limited - Melanie Foote	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S2	Amend	Support NH-S1 however seek to ensure the Coastal Flood Assessment Certificate will not be required for infrastructure such as poles and towers	Retain NH-S1 as notified subject to further clarification sought
249.182	Resource Management Group Limited - Melanie Foote	TREE - Rakau hirahira - Notable trees	General	General	Amend	Oppose how the EI Chapter links to the other district plan provisions. Seek that all relevant notable tree provisions applicable to the activities of infrastructure be appropriately hyperlinked from the EI Chapter back to the Notable Trees Chapter to ensure that plan users can navigate to the relevant parts of the Notable Trees Chapter with ease.	Insert appropriate hyperlinks from the EI Chapter to the relevant notable tree rules contained in the Notable Trees Chapter.
249.183	Resource Management Group Limited - Melanie Foote	TREE - Rakau hirahira - Notable trees	Policies	TREE-P4	Support	Support TREE-P4, particularly clause (3) which recognises mitigating adverse effects of a notable tree on critical infrastructure.	Retain TREE-P4 as notified.
249.184	Resource Management Group Limited - Melanie Foote	TREE - Rakau hirahira - Notable trees	Policies	TREE-P5	Support	Support TREE-P5, particularly clause (4) which recognises the need to avoid adverse effects on provision of infrastructure.	Retain TREE-P5 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.185	Resource Management Group Limited - Melanie Foote	TREE - Rakau hirahira - Notable trees	Policies	General	Amend	Insert a new policy to provide for limited physical works to and around notable trees for cultivation, maintenance, safety purposes, or infrastructure.	Insert a new policy:  "TREE- P6 <u>Provide for limited physical works to and around trees listed in TREE-SCHED1, for cultivation, maintenance, safety purposes, or infrastructure where those works are required due to locational, technical or operational requirements.</u> "
249.186	Resource Management Group Limited - Melanie Foote	TREE - Rakau hirahira - Notable trees	Activity Rules	TREE-R2	Support	Support TREE-R2 as it provides for trenchless methods.	Retain TREE-R2 as notified.
249.187	Resource Management Group Limited - Melanie Foote	TREE - Rakau hirahira - Notable trees	Activity Rules	TREE-R3	Support	Support TREE-R3 as it is essential to provide for maintenance or works to trees to maintain public safety and security of electricity supply.	Retain TREE-R3 as notified.
249.188	Resource Management Group Limited - Melanie Foote	TREE - Rakau hirahira - Notable trees	Activity Rules	TREE-R6	Amend	Support TREE-R6 in part, particularly provision to remove a damaged tree that poses risk to critical infrastructure, however a 'severe event' needs to be clarified.	Amend to clarify the term 'severe event', but otherwise, retain TREE-R6 as notified.
249.189	Resource Management Group Limited - Melanie Foote	TREE - Rakau hirahira - Notable trees	Matters of Discretion	TREE-MD1	Amend	Support TREE-MD1 but note there are no assessment matters relating to the maintenance, repair, upgrade or installation of new infrastructure.	Amend TREE-MD1: "... <u>9. The need for the activity to undertake any maintenance, repair, upgrade of existing network utilities or the operational and functional need of network utilities.</u> "
249.190	Resource Management Group Limited - Melanie Foote	TREE - Rakau hirahira - Notable trees	Matters of Discretion	TREE-MD2	Amend	Support TREE-MD2 but note there are no assessment matters relating to the maintenance, repair, upgrade or installation of new infrastructure.	Amend TREE-MD2: "... <u>6. The need for the activity to undertake any maintenance, repair, upgrade of existing network utilities or the operational and functional need of network utilities.</u> "
249.191	Resource Management Group Limited - Melanie Foote	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	General	General	Amend	Oppose how the EI Chapter links to the other district plan provisions. Seek that all relevant Sites and Areas of Significance to Māori provisions applicable to the activities of infrastructure be appropriately hyperlinked from the EI Chapter back to the Sites and Areas of Significance to Māori Chapter, to ensure that plan users can navigate to the relevant parts of the Sites and Areas of Significance to Māori Chapter with ease.	Insert appropriate hyperlinks from the EI Chapter to the relevant Sites and Areas of Significance to Māori rules contained in the Sites and Areas of Significance to Māori Chapter.
249.192	Resource Management Group Limited - Melanie Foote	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	General	Amend	Include a new policy which recognises the operational need and functional need to locate critical or important infrastructure within Site and Areas of Significance to Māori where there is no other reasonable alternative.	Insert a new policy:  " <u>Recognise that critical infrastructure may have an operational need and functional need to locate within areas and site of significance to Māori where there are no other reasonable alternatives.</u> "
249.193	Resource Management Group Limited - Melanie Foote	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R4	Support	Support SASM-R4 on the basis that clause 'f' would allow earthworks (to land previously disturbed and to the depth already disturbed) associated with the maintenance, repair, upgrade or operation of existing infrastructure and clause 'h', which enables works for customer connections pursuant to EI-R4. The need for a Restricted Discretionary consent for earthworks within the cultural overlay areas where such activities fall outside the permitted activity standards is supported.	Retain SASM-R4 as notified
249.194	Resource Management Group Limited - Melanie Foote	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Matters of Discretion	SASM-MD1	Support	Support SASM-MD1 in that it recognises the functional and operational need of infrastructure.	Retain SASM-MD1 as notified.
249.195	Resource Management Group Limited - Melanie Foote	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Matters of Discretion	SASM-MD2	Support	Support SASM-MD2 in that it recognises the functional and operational need of infrastructure.	Retain SASM-MD2 as notified.
249.196	Resource Management Group Limited - Melanie Foote	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Matters of Discretion	SASM-MD3	Support	Support SASM-MD3 in that it recognises the functional and operational need of infrastructure.	Retain SASM-MD3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.197	Resource Management Group Limited - Melanie Foote	SD - Rautaki ahunga - Strategic directions	Introduction	Introduction	Amend	Seek changes to clarify the relationship between the Strategic Directions Chapter and other chapters in the Proposed District Plan. Consider the Strategic Directions Chapter should have primacy over the other objectives and policies in other chapters of the Plan.	Amend Strategic Directions Introduction: "... 1. the SD <del>may provides</del> <u> provides</u> guidance for related objectives and policies in other chapters; and 2. the relevant objectives and policies of the DP, including SD in this chapter, are to be considered together, <u>with the SD having primacy over other objectives and policies of the District Plan and no hierarchy exists between them.</u> "
249.198	Resource Management Group Limited - Melanie Foote	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Support	Support SD-O1.	Retain SD-O1 as notified.
249.199	Resource Management Group Limited - Melanie Foote	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Support	Support SD-O2.	Retain SD-O2 as notified.
249.200	Resource Management Group Limited - Melanie Foote	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Amend	Support but seek to amend SD-O3 to provide more clarity and prescription. Oppose the use of the terms 'infrastructure', 'regionally significant infrastructure', 'critical infrastructure' and 'strategic infrastructure' and instead prefers the term 'important infrastructure'.	Amend SD-O3: "... 2. <u>the infrastructure needs of the community are fulfilled recognising the social, economic, environmental and cultural benefits that infrastructure provides.</u> 3. Infrastructure: <del>including strategic infrastructure, critical infrastructure</del> a. is able to operate efficiently and effectively; and b. is enabled, while: i. managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; and ii. managing <u>reverse sensitivity effects and conflict between incompatible activities, including avoiding development which would limit the operation or development of existing and/or consented important infrastructure, regionally significant infrastructure and critical infrastructure.</u> <del>the adverse effects of other activities on infrastructure, including managing reverse sensitivity.</del> iii. <u>avoiding adverse effects on the electricity distribution network and major electricity distribution lines, including by identifying a buffer corridor within which buildings, excavations and sensitive activities will generally not be provided for</u> ..."
249.201	Resource Management Group Limited - Melanie Foote	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Support	Support SD-O4.	Retain SD-O4 as notified.
249.202	Resource Management Group Limited - Melanie Foote	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O6	Amend	Support SD-O6 but seek additional text to recognise that important infrastructure may have a technical and operational need to locate in areas subject to natural hazards.	Amend SD-O6 by adding a new clause: "... 3. <u>Ensuring important infrastructure is only located within areas of significant natural hazard risk where there is no reasonable alternative and the important infrastructure is designed so as not to exacerbate natural hazard risk to people and property.</u> "
249.203	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	General	General	Amend	Oppose Energy and Infrastructure Chapter linkages to the other provisions and seek that all relevant subdivision provisions for infrastructure are hyperlinked from the EI Chapter to the Subdivision Chapter so plan users can navigate to relevant Subdivision Chapter provisions.	Insert hyperlinks from the Energy and Infrastructure Chapter to relevant subdivision rules in the Subdivision Chapter.
249.204	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O2	Amend	Support SUB-O2 as it encourages efficient, sustainable provision of infrastructure.	Amend SUB-O2:  "Subdivision is designed and located in a way that supports the Efficient and sustainable provision, use and maintenance of infrastructure; and a legible, accessible, well connected transport system for all transport modes."
249.205	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Support	Supports SUB-P1 as clause 2 minimises reverse sensitivity effects on infrastructure.	Retain SUB-P1 as notified.
249.206	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Amend	Support SUB-P3 but amend to ensure that subdivision design recognises the need to integrate with the electricity network.	Amend SUB-P3 by adding new clause: "... 5. <u>Recognises the need to integrate with electricity distribution network infrastructure to ensure new development is adequately serviced.</u> "
249.207	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Support	Support SUB-P6 as notified.	Retain SUB-P6 as notified
249.208	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Support	Support SUB-P8 as notified.	Retain SUB-P8 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.209	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Support	Support SUB-R1 as it exempts unstaffed infrastructure allotments from complying with S2-S18.	Retain SUB-R1 as notified.
249.210	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Activity Rules	General	Amend	Amend to add new corridor protection rule for subdivision near major electricity distribution lines.	<p>Insert a new rule:</p> <p><b><u>"SUB-RX Subdivision and Major Electricity Distribution Lines</u></b>  <b><u>All zones</u></b>  <b><u>Activity status: RDIS</u></b>  <b><u>Where:</u></b>  <b><u>1. the subdivision is within 24m of the centreline of the major electricity distribution lines as shown on the planning maps and:</u></b>  <b><u>a. A building square for the principal building(s) and any building(s) for sensitive activities, is positioned at least 6m from the:</u></b>  <b><u>i. Centreline of the major electricity distribution lines as shown on the planning maps;</u></b>  <b><u>and</u></b>  <b><u>ii. Foundation of any support structure of any major electricity distribution line as shown on the planning maps.</u></b>  <b><u>Matters of discretion are restricted to:</u></b>  <b><u>Matters of control listed in SUB-MCDX – Effects on Major Electricity Distribution Lines</u></b>  <b><u>Notification</u></b>  <b><u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to MainPower New Zealand Limited, where the consent authority considers this is required, absent its written approval.</u></b>  <b><u>Activity status when compliance with SUB-RX not achieved: NC"</u></b></p>
249.211	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Support	Support SUB-S1 as allotments for unstaffed infrastructure are exempt from minimum allotment site sizes.	Retain SUB-S1 as notified.
249.212	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S14	Support	Support SUB-S14 as it ensures new allotments will have appropriate electricity supply and connection.	Retain SUB-S14 as notified.
249.213	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S2	Amend	Amend with appropriate exemptions for infrastructure sites as required by these subdivision standards.	Insert exemptions to SUB-S2-S18 as required.
249.214	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Amend	Seek exemptions for infrastructure sites as required under these subdivision standards.	Insert exemptions to SUB-S2-S18 as required.
249.215	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S4.	Insert appropriate exemptions to SUB-S4 as required.
249.216	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S5	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S5.	Insert appropriate exemptions to SUB-S5 as required.
249.217	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S6	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S6.	Insert appropriate exemptions to SUB-S6 as required.
249.218	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S7	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S7.	Insert appropriate exemptions to SUB-S7 as required.
249.219	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S8	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S8.	Insert appropriate exemptions to SUB-S8 as required.
249.220	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S9	Amend	Seek appropriate exemptions for network utility sites as required under SUB-S9.	Insert appropriate exemptions to SUB-S9 as required.
249.221	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S10	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S10.	Insert appropriate exemptions to SUB-S10 as required.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.222	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S11	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S11.	Insert appropriate exemptions to SUB-S11 as required.
249.223	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S12	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S12.	Insert appropriate exemptions to SUB-S12 as required.
249.224	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S13	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S13.	Insert appropriate exemptions to SUB-S13 as required.
249.225	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S14	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S14.	Insert appropriate exemptions to SUB-S14 as required.
249.226	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S15	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S15.	Insert appropriate exemptions to SUB-S15 as required.
249.227	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S16	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S16.	Insert appropriate exemptions to SUB-S16 as required.
249.228	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S17	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S17.	Insert appropriate exemptions to SUB-S17 as required.
249.229	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S18	Amend	Seek appropriate exemptions for infrastructure sites as required under SUB-S18.	Insert appropriate exemptions to SUB-S18 as required.
249.230	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD1	Support	Support SUB-MCD1.	Retain SUB-MCD1 as notified.
249.231	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD2	Support	Support SUB-MCD2, particularly requirement for consideration of how design will minimise reverse sensitivity effects on infrastructure.	Retain SUB-MCD2 as notified.
249.232	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD6	Amend	Support SUB-MCD6 but seek an additional clause around the need for future subdivisions to identify on survey plans all existing electricity distribution lines and cables.	Amend SUB-MCD6 to add new clause: "... <u>11. The integration of existing electricity infrastructure (including electricity distribution lines and cables), including whether that existing infrastructure will be adequately identified on approved survey plans and protected by necessary easements as required.</u> "
249.233	Resource Management Group Limited - Melanie Foote	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	General	Amend	Insert new of matters of control and discretion relating to effects on major electricity distribution lines.	Insert new matters of control and discretion:  <u>"SUB-MCDX</u> <u>Effects on major electricity distribution lines</u> <u>1. The nature of the consent notice or other mechanism proposed to ensure that sensitive activities are established at a distance or in a position that does not adversely affect the existing major electricity distribution lines.</u> <u>2. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u> <u>3. The degree to which the subdivision design, including the location of roads and reserves, recognises and provides for existing electricity distribution lines so that reasonable access to the lines is maintained."</u>
249.234	Resource Management Group Limited - Melanie Foote	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Support	Support UFD-O1.	Retain UFD-O1 as notified.
249.235	Resource Management Group Limited - Melanie Foote	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Support	Support UFD-O2.	Retain UFD-O2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.236	Resource Management Group Limited - Melanie Foote	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Support	Support UFD-P1.	Retain UFD-P1 as notified.
249.237	Resource Management Group Limited - Melanie Foote	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Support UFD-P2 but seek additional clause to ensure infrastructure delivery is aligned with development.	Amend UFD-P2 to include the following new clause:  <u>"provides for development of new residential development areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas"</u>
249.238	Resource Management Group Limited - Melanie Foote	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Amend	Support UFD-P3 but seek additional clause to ensure infrastructure delivery is aligned with development	Amend UFD-P3 to add a new clause:  <u>"provides for development of new Large Lot Residential Zone areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas"</u> .
249.239	Resource Management Group Limited - Melanie Foote	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P4	Amend	Support UFD-P4 but seek additional clause to ensure infrastructure delivery is aligned with development	Amend UFD-P4:  "Provide for the extension of existing Town Centres and locate and develop new commercial activities to implement the urban form identified in the Future Development Strategy, WDDS or Town Centre Plans, <u>in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas."</u>
249.240	Resource Management Group Limited - Melanie Foote	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Amend	Support UFD-P5 but seek additional clause to ensure infrastructure is aligned with development.	Amend UFD-P5:  "Provide for the extension of existing Industrial Zones and locate and develop new industrial activities to implement the urban form identified in the Future Development Strategy or WDDS, <u>whilst providing for the development of industrial zones in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas."</u>
249.241	Resource Management Group Limited - Melanie Foote	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	Support UFD-P6 but seek additional clause to ensure infrastructure is aligned with development.	Amend UFD-P6:  "The release of land within the identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines, <u>whilst providing for development of residential development areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas"</u> .
249.242	Resource Management Group Limited - Melanie Foote	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P7	Amend	Support UFD-P7 but seek additional clause to ensure infrastructure is aligned with development.	Amend UFD-P7 to include the following additional clause: "... <u>6. provides for development in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas."</u>
249.243	Resource Management Group Limited - Melanie Foote	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Amend	Support UFD-P8 but seek additional clause to ensure infrastructure is aligned with development.	Amend UFD-P8 to include the following additional clause: "... <u>5. provides for development of industrial zones in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas"</u> .
249.244	Resource Management Group Limited - Melanie Foote	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P9	Amend	Support UFD-P9 but seek additional clause to ensure infrastructure is aligned with development	Amend UFD-P9 to include the following additional clause: "... <u>4. provides for development of Special Purpose Zone (Kainga Nohoanga) zones in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas"</u> .
249.245	Resource Management Group Limited - Melanie Foote	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	Support UFD-P10 but seek amendments to provide further clarity.	Amend UFD-P10(1): "... 1. avoid residential activity <u>and development</u> that has the potential to limit the efficient and effective operation, <u>maintenance, repair, development</u> and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, <u>important infrastructure</u> including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone; ..."



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
249.246	Resource Management Group Limited - Melanie Foote	NOISE - Te orooro - Noise	General	General	Amend	Oppose how the EI Chapter links to the other district plan provisions. Seek all relevant noise provisions applicable to infrastructure be hyperlinked from the EI Chapter back to the Noise Chapter to ensure plan users can navigate to the relevant parts of the Noise Chapter with ease.	Insert appropriate hyperlinks from the EI Chapter to the relevant noise rules contained in the Noise Chapter.
249.247	Resource Management Group Limited - Melanie Foote	NOISE - Te orooro - Noise	Objectives	NOISE-O2	Support	Support NOISE-O2.	Retain NOISE-O2 as notified.
249.248	Resource Management Group Limited - Melanie Foote	NOISE - Te orooro - Noise	Policies	NOISE-P2	Support	Support NOISE-P2 as it provides for temporary noise effects for a limited duration, including the use of generators during emergency situations.	Retain NOISE-P2 as notified.
249.249	Resource Management Group Limited - Melanie Foote	NOISE - Te orooro - Noise	Activity Rules	NOISE-R9	Support	Support NOISE-R9.	Retain NOISE R9 as notified.
249.250	Resource Management Group Limited - Melanie Foote	NOISE - Te orooro - Noise	Activity Rules	NOISE-R11	Support	Support NOISE-R11.	Retain NOISE-R11 as notified.
249.251	Resource Management Group Limited - Melanie Foote	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD1	Support	Support NOISE-MD1.	Retain NOISE-MD1 as notified.
250.1	Fiona Aston	LLRZ - Large Lot Residential Zone	General	General	Oppose	Seek amendments to Large Lot Residential Zone approach to achieve sustainable growth and development of the District, meet the requirements of the National Policy Statement on Urban Development 2020, and achieve the purpose of the Resource Management Act 1991.	Rezone Large Lot Residential Zone (LLRZ) Overlay areas to LLRZ. Provide additional provision for Large Lot Residential development and zone suitable areas, or otherwise apply a LLRZ Overlay, including, but not limited to, township edge locations, rural residential areas in the Waimakariri Rural Residential Development Plan 2019, and areas adjoining existing Settlement Zones or LLRZ. Provide for Large Lot Residential densities of between 1 to 7 households per ha, with average densities determined on a case by case basis having regarding to local circumstances.
250.2	Fiona Aston	GRZ – General Residential Zone	General	General	Oppose	Seek amendments to urban development area approach in order to achieve sustainable growth and development of the District, meet the requirements of the National Policy Statement on Urban Development 2020, and achieve the purpose of the Resource Management Act 1991.	Rezone West Rangiora Development Area, North East Rangiora Development Area, South East Rangiora Development Area, and Kaiapoi Development Area for urban development (i.e. General Residential Zone or other appropriate zoning).
250.3	Fiona Aston	Planning Maps	General	General	Oppose	Seek amendments to approach for Large Lot Residential Zone development and urban development in order to achieve sustainable growth and development of the District, meet the requirements of the National Policy Statement on Urban Development 2020, and achieve the purpose of the Resource Management Act 1991.	Rezone Large Lot Residential Zone (LLRZ) Overlay areas to LLRZ. Provide for additional Large Lot Residential development through rezoning, or otherwise apply Large Lot Residential Overlay to, (including but not be limited to) township edge locations, rural residential areas in the Waimakariri Rural Residential Development Plan 2019, and areas adjoining Settlement Zones or LLRZ. Rezone West Rangiora Development Area, North East Rangiora Development Area, South East Rangiora Development Area, and Kaiapoi Development Area for urban development i.e. General Residential Zone, or other appropriate zone.
250.4	Fiona Aston	WR - West Rangiora	General	General	Oppose	Seek West Rangiora Development Area to be rezoned for urban development in order to achieve sustainable growth and development of the District, meet the requirements of the National Policy Statement on Urban Development 2020, and achieve the purpose of the Resource Management Act 1991.	Rezone West Rangiora Development Area for urban development (General Residential Zone, or other appropriate zoning).
250.5	Fiona Aston	NER - North East Rangiora	General	General	Oppose	Seek North East Rangiora Development Area to be rezoned for urban development in order to achieve sustainable growth and development of the District, meet the requirements of the National Policy Statement on Urban Development 2020, and achieve the purpose of the Resource Management Act 1991.	Rezone North East Rangiora Development Area for urban development (General Residential Zone, or other appropriate zoning).
250.6	Fiona Aston	SER - South East Rangiora	General	General	Oppose	Seek South East Rangiora Development Area to be rezoned for urban development in order to achieve sustainable growth and development of the District, meet the requirements of the National Policy Statement on Urban Development 2020, and achieve the purpose of the Resource Management Act 1991.	Rezone South East Rangiora Development Area for urban development (General Residential Zone, or other appropriate zoning).
250.7	Fiona Aston	K - Kaiapoi	General	General	Oppose	Seek Kaiapoi Development Area to be rezoned for urban development in order to achieve sustainable growth and development of the District, meet the requirements of the National Policy Statement on Urban Development 2020, and achieve the purpose of the Resource Management Act 1991.	Rezone Kaiapoi Development Area for urban development (General Residential Zone, or other appropriate zoning).
250.8	Fiona Aston	General	General	General	Oppose	Seek amendments to approaches for Large Lot Residential Zone development and urban development in order to achieve sustainable growth and development of the District, meet the requirements of the National Policy Statement on Urban Development 2020, and achieve the purpose of the Resource Management Act 1991.	Rezone Kaiapoi Development Area, North East Rangiora Development Area, South East Rangiora Development Area, and West Rangiora Development Area for urban development (General Residential Zone, or other appropriate zoning). Rezone Large Lot Residential Zone (LLRZ) Overlay areas to LLRZ. Provide for additional Large Lot Residential development and zone suitable areas or otherwise apply LLRZ Overlay, including but not be limited to, township edge locations, rural residential areas in the Waimakariri Rural Residential Development Plan 2019, and areas adjoining existing Settlement Zones or LLRZ. Provide for Large Lot Residential densities of between 1 to 7 households per ha, with average densities determined on a case by case basis, having regarding to local circumstances.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
251.1	M and; J Kerr	Planning Maps	General	General	Amend	Rezone 15 Townsend Rd, Fernside (5.49ha) to General Industrial Zone in order to enable business development. Amend relevant provisions to enable this rezoning. Seek insertion of Todds Road Business Zone Outline Development Plan (refer to full submission for Attachment 3). The site has been identified for significant road widening and intersection upgrading (refer to full submission for Attachment 2), which once completed will mean it no longer has any productive rural future. Also, surrounding non-rural land uses mean the site is more suitable for business zoning. Rezoning this site for business would also align with the business land and Outline Development Plan adjacent to the site, and development could integrate with the services there. Development of the site could also provide opportunity to enhance the intersection of Fernside and Townsend Road.	Rezone 15 Townsend Road, Fernside to General Industrial Zone. Insert Todds Road Business Zone Outline Development Plan (refer to full submission for Attachment 3).
251.2	M and; J Kerr	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Support	Supports the approach of providing for new Industrial Zones in UFD-P8.	Retain UFD-P8 as notified.
252.1	Murray John Aitken	LLRZ - Large Lot Residential Zone	Objectives	LLRZ-O1	Support	Support Large Lot Residential Zone as it will retain the rural character and amenity of this part of Rangiora and provide an appropriate transition from the General Residential Zone to rural countryside north of River Road. Future development of this area needs to be managed to ensure development maintains and enhances a range of living environments. Any change to a higher density residential zone may exacerbate reverse sensitivity from existing activities such as Taggarts, Rangiora Airfield, Rangiora Racecourse and the heavy traffic bypass.	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.
252.2	Murray John Aitken	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P1	Support	Support Large Lot Residential Zone as it will retain the rural character and amenity of this part of Rangiora and provide an appropriate transition from the General Residential Zone to rural countryside north of River Road. Future development of this area needs to be managed to ensure development maintains and enhances a range of living environments. Any change to a higher density residential zone may exacerbate reverse sensitivity from existing activities such as Taggarts, Rangiora Airfield, Rangiora Racecourse and the heavy traffic bypass.	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.
252.3	Murray John Aitken	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P2	Support	Support Large Lot Residential Zone as it will retain the rural character and amenity of this part of Rangiora and provide an appropriate transition from the General Residential Zone to rural countryside north of River Road. Future development of this area needs to be managed to ensure development maintains and enhances a range of living environments. Any change to a higher density residential zone may exacerbate reverse sensitivity from existing activities such as Taggarts, Rangiora Airfield, Rangiora Racecourse and the heavy traffic bypass.	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.
252.4	Murray John Aitken	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P3	Support	Support Large Lot Residential Zone as it will retain the rural character and amenity of this part of Rangiora and provide an appropriate transition from the General Residential Zone to rural countryside north of River Road. Future development of this area needs to be managed to ensure development maintains and enhances a range of living environments. Any change to a higher density residential zone may exacerbate reverse sensitivity from existing activities such as Taggarts, Rangiora Airfield, Rangiora Racecourse and the heavy traffic bypass.	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.
252.5	Murray John Aitken	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P4	Support	Support Large Lot Residential Zone as it will retain the rural character and amenity of this part of Rangiora and provide an appropriate transition from the General Residential Zone to rural countryside north of River Road. Future development of this area needs to be managed to ensure development maintains and enhances a range of living environments. Any change to a higher density residential zone may exacerbate reverse sensitivity from existing activities such as Taggarts, Rangiora Airfield, Rangiora Racecourse and the heavy traffic bypass.	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.
252.6	Murray John Aitken	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P5	Support	Support Large Lot Residential Zone as it will retain the rural character and amenity of this part of Rangiora and provide an appropriate transition from the General Residential Zone to rural countryside north of River Road. Future development of this area needs to be managed to ensure development maintains and enhances a range of living environments. Any change to a higher density residential zone may exacerbate reverse sensitivity from existing activities such as Taggarts, Rangiora Airfield, Rangiora Racecourse and the heavy traffic bypass.	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
252.7	Murray John Aitken	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS1	Support	Support Large Lot Residential Zone as it will retain the rural character and amenity of this part of Rangiora and provide an appropriate transition from the General Residential Zone to rural countryside north of River Road. Future development of this area needs to be managed to ensure development maintains and enhances a range of living environments. Any change to a higher density residential zone may exacerbate reverse sensitivity from existing activities such as Taggarts, Rangiora Airfield, Rangiora Racecourse and the heavy traffic bypass.	Retain the inclusion of the Large Lot Residential Zone in the Proposed District Plan.
253.1	Lyonne Van-Robinson	WDC - Waimakariri District Council	WDC - Waimakariri District Council	WDC-39	Oppose	Oppose WDC-39 as no specific plan or definitive options for the possible road widening.	Withdraw WDC-39 until Council investigates and develops a specific plan in consultation with the affected property owners.
254.1	Christchurch International Airport Limited - Amy Hill	Cross boundary matters	Cross Boundary Matters	Cross boundary matters	Amend	Expand and clarify Cross Boundary Matters Chapter to recognise that Christchurch International Airport is outside the District but is an infrastructure asset serving the District, and Airport operations may be affected by land use such as noise sensitive activities in Air Noise Contours or activities which may increase the risk of bird strike. Ensure consultation between Councils and Christchurch International Airport Ltd, and encourage a consistent protection of the Airport from reverse sensitivity effects and incompatible activities increasing the risk of bird strike.	Amend Cross Boundary Matters Chapter: "... Cross boundary issues may arise where: ... 3. Resource consent matters that are primarily the concern of the Regional Council may impinge on the territorial authority. <u>Christchurch International Airport is located in Christchurch District but also serves the Waimakariri District, Canterbury region and the wider South Island. Aircraft noise from aircraft approaching and departing Christchurch International Airport is felt in Waimakariri District (and Airport operations require protection from reverse sensitivity effects arising from this situation), and bird strike risk to aircraft using Christchurch International Airport also requires management in Waimakariri District.</u> ..."
254.2	Christchurch International Airport Limited - Amy Hill	Relationships between spatial layers	Relationships Between Spatial Layers	General	Amend	Include the 50 dBA L <sub>dn</sub> and 55 dBA L <sub>dn</sub> Air Noise Contours in the planning maps with their technically correct labels. Include a description of the Air Noise Contours in the 'Relationships between Spatial Layers' table. It should be clear in the rules and planning maps that the 55 dBA L <sub>dn</sub> Air Noise Contour applies as an additional layer over the 50 dBA L <sub>dn</sub> Air Noise Contour, and any property lying within the 55 dBA L <sub>dn</sub> Air Noise Contour is also subject to the rules applicable to the 50 dBA L <sub>dn</sub> Air Noise Contour.	Retain the 50 dBA L <sub>dn</sub> Air Noise Contour and 55 dBA L <sub>dn</sub> Air Noise Contour as overlays in the plan and on the planning maps. Amend the overlay name and descriptions to identify the Air Noise Contours on the planning maps. The technically correct labelling is: <u>Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour.</u> <u>Christchurch International Airport 55 dBA L<sub>dn</sub> Air Noise Contour.</u> Amend the table: <b>Overlays</b> <u>Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour</u> An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions. <u>The 50 dBA L<sub>dn</sub> Air Noise Contour defines an area around Christchurch International Airport which represents the outer control boundary in which the future daily aircraft noise exposure from aircraft operations is sufficiently high as to require avoidance of noise sensitive activities to avoid adverse noise effects and reverse sensitivity effects.</u> District wide matters chapters; <u>and in the relevant zone chapters</u> <u>Christchurch International Airport 55 dBA L<sub>dn</sub> Air Noise Contour</u> <u>The 55 dBA L<sub>dn</sub> Air Noise Contour defines an area around Christchurch International Airport in which the future daily aircraft noise exposure from aircraft operations is sufficiently high as to require avoidance of noise sensitive activities to avoid adverse noise effects and reverse sensitivity issues, and noise mitigation for any new building or extension to an existing building.</u> District wide matters chapters; <u>and in the relevant zone chapters</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
254.3	Christchurch International Airport Limited - Amy Hill	Planning Maps	General	General	Amend	Amend to include describe Air Noise Contours in the 'Relationships between Spatial Layers' table. The 55 dBA L <sub>dn</sub> Air Noise Contour is additional layer over the 50 dBA L <sub>dn</sub> Air Noise Contour. To avoid doubt, properties within the 55 dBA L <sub>dn</sub> Air Noise Contour are also subject to the rules for the 50 dBA L <sub>dn</sub> Air Noise Contour. Clarify this for rules and planning maps.	Retain the 50 dBA L <sub>dn</sub> Air Noise Contour and 55 dBA L <sub>dn</sub> Air Noise Contour as overlays in the plan and on the planning maps. Amend the overlay name and descriptions to identify the Air Noise Contours on the planning maps. The technically correct labelling is: <u>Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour.</u> <u>Christchurch International Airport 55 dBA L<sub>dn</sub> Air Noise Contour.</u> Amend the table: <b>Overlays</b> <u>Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour</u> An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions. <u>The 50 dBA L<sub>dn</sub> Air Noise Contour defines an area around Christchurch International Airport which represents the outer control boundary in which the future daily aircraft noise exposure from aircraft operations is sufficiently high as to require avoidance of noise sensitive activities to avoid adverse noise effects and reverse sensitivity effects.</u> District wide matters chapters: <u>and in the relevant zone chapters</u> <u>Christchurch International Airport 55 dBA L<sub>dn</sub> Air Noise Contour</u> <u>The 55 dBA Ldn Air Noise Contour defines an area around Christchurch International Airport in which the future daily aircraft noise exposure from aircraft operations is sufficiently high as to require avoidance of noise sensitive activities to avoid adverse noise effects and reverse sensitivity issues, and noise mitigation for any new building or extension to an existing building.</u> District wide matters chapters: <u>and in the relevant zone chapters</u>
254.4	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	General	Amend	Insert new definition of 'bird strike' as bird strike is serious risk to public safety and safe, efficient airport operations. Some activities increase the risk of bird strike in the vicinity of the flight paths for aircrafts approaching or departing from the Airport, and these should be identified within a definition of 'bird strike risk activity' with provisions for control within 13km of Christchurch International Airport runways. Potential bird strike risk around the Airport is taken very seriously as a single strike could have significant adverse effects (Resource Management Act 1991 s3(f)). Christchurch International Airport Ltd (CIAL) is responsible for providing a safe airport operating environment and to minimise bird strike threat and incidence. Activities such as the creation of water bodies, landfills, composting facilities, sewage treatment and disposal, and agricultural activities, will affect safety unless they are properly managed. CIAL monitors and manages birds and has planning processes to manage this risk. The Waimakariri River is a major breeding site for bird strike risk species, and habitat for birds. In this context seek to not increase bird populations by providing food and habitat within the risk area, and adding to cumulative risk. The management of bird strike risk activities needs to be applied consistently across all relevant zones.	Insert new definition of 'bird strike':  <u>"Bird strike means: When a bird or flock of birds collide with an aircraft"</u>  Insert new definition of 'bird strike risk activity' <u>"Bird strike risk activity means: a. permanent artificial water body; b. excavation works, including quarrying, which result in ponding exceeding 100m2 or more of open water, for more than a continuous 48 hour period; and c. commercial pig farming, or cattle feed lots; d. fruit tree farms; e. fish and commercial food processing activities with external food storage or waste areas accessible to birds; f. sewage treatment and disposal facilities; g. wildlife refuges or conservation areas; h. recreational areas or golf courses exceeding 2ha; i. waste management facilities and composting facilities; j. abattoirs and freezing works."</u>
254.5	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	Definition of critical infrastructure	Support	Support the definition of 'critical infrastructure'. It is essential that Christchurch International Airport is identified as of greater importance than local importance, strategic importance, and regional significance to give effect to the Canterbury Regional Policy Statement.	Retain definition of 'critical infrastructure' as notified.
254.6	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	Definition of infrastructure	Support	Support the definition of 'infrastructure'. It is essential that Christchurch International Airport is identified as infrastructure of greater importance than local importance, strategic importance, and regional significance to give effect to the Canterbury Regional Policy statement.	Retain the definition of 'infrastructure' as notified.
254.7	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	Definition of Ldn	Support	Support the definition of 'LDN'. Noting that it should be formatted using superscript "L <sub>dn</sub> " as is used in the National Planning Standard.	Retain the definition of 'LDN' as notified.
254.8	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	Definition of lifeline utility	Support	Support reference to the Civil Defence Emergency Management Act 2002 within definition of 'lifeline utility'.	Retain definition of 'lifeline utility' as notified.
254.9	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	Definition of noise sensitive area	Amend	Supports the definition of 'noise sensitive activity' and considers it gives effect to the corresponding definition in the Canterbury Regional Policy Statement. All activities that are potentially sensitive to aircraft noise should be included in this definition. If any additional rules applicable to noise sensitive activities which are not already covered in any of these broad categories be included in the plan, submitter seeks that activity is also added to the list in this definition.	Retain the definition of 'noise sensitive activity' as notified.
254.10	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	Definition of non critical infrastructure	Support	Supports the exclusion of critical infrastructure, strategic infrastructure and regionally significant infrastructure from the definition of 'non critical infrastructure'.	Retain the definition for 'non critical infrastructure' as notified.
254.11	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	Definition of regionally significant infrastructure	Support	Support definition of 'regionally significant infrastructure'.	Retain definition of 'regionally significant infrastructure' as notified.

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254.12	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	Definition of reverse sensitivity	Amend	Support definition of 'reverse sensitivity' and seek that "intensification" also be included alongside "establishment or alteration" in relation to reverse sensitivity when residential intensification occurs within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Amend definition of 'reverse sensitivity':  "means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment, <u>intensification</u> or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity."
254.13	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	Definition of sensitive activity	Support	Support definition of 'sensitive activity'.	Retain definition of 'sensitive activity' as notified.
254.14	Christchurch International Airport Limited - Amy Hill	General	General	General	Amend	Christchurch International Airport is economically and socially significant for the South Island and New Zealand and is identified in the Canterbury Regional Policy Statement (CRPS) as strategic infrastructure. The airport is not subject to curfew or restrictions on aircraft type which allows for late night flights, fleet maintenance and the US Antarctic Program. These benefits should be retained. Safe and efficient operations should be recognised and provided for, and not constrained by urban growth and intensification. Activities can affect airport operations such as location of noise sensitive activities in noise contours and risk from bird strike, and should be addressed appropriately. The National Policy Statement for Urban Development seeks well-functioning urban environments, which includes airport infrastructure as part of urban growth. Qualifying matters for residential density locations consider the purpose of ensuring the safe or efficient operation of nationally significant infrastructure, as does the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. The District Plan should direct urban growth and intensification away from the 50 dBA L <sub>dn</sub> Air Noise Contour to avoid reverse sensitivity effects on Airport operations, as provided for in the CRPS.	Place objectives and policies for significant strategic infrastructure (specifically the Airport) and for its protection from incompatible uses and reverse sensitivity in the Strategic Directions Chapter. Place objectives and policies providing for Airport operations and protecting from reverse sensitivity in appropriate plan sections to guide rules. Locate rules restricting land use and addressing reverse sensitivity issues for noise sensitive activities in the 50 dBA L <sub>dn</sub> Air Noise Contour, and rules for bird strike risk, in appropriate plan chapters for easy identification. Grant relief in Appendix B or alternatively grant any other similar relief that would deal with concerns in this submission.
254.15	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	Definition of strategic infrastructure	Support	Support definition of 'strategic infrastructure', particularly the recognition and identification of Christchurch International Airport.	Retain definition of 'strategic infrastructure' as notified.
254.16	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	Definition of strategic transport	Support	Support definition of 'strategic transport networks', particularly the reference to Christchurch International Airport as a significant regional transport hub.	Retain definition of 'strategic transport networks' as notified.
254.17	Christchurch International Airport Limited - Amy Hill	Definitions	Definitions	Definition of transport system	Support	Support definition of 'transport system'.	Retain definition of 'transport system' as notified.
254.18	Christchurch International Airport Limited - Amy Hill	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Support approach that urban development and infrastructure is consolidated and integrated with the urban environment. Seek amendment that directs that urban development does not result in adverse effects on important infrastructure.	Amend SD-O2:  "Urban development and infrastructure that: 1. is consolidated and integrated with the urban environment; 2. <u>does not affect the efficient operation, use, development, appropriate upgrading, and safety of strategic infrastructure, critical infrastructure, and regionally significant infrastructure;</u> ..."
254.19	Christchurch International Airport Limited - Amy Hill	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Amend	Support a strategic objective related to infrastructure as is a key resource management issue. However, amend SD-O3 to better recognise and enable important infrastructure and to explicitly require avoidance of adverse effects on important infrastructure, particularly Christchurch International Airport.	Amend SD-O3:  "1. improved accessibility and multi-modal connectivity is provided through a safe and efficient transport network that is able to respond to technology changes and contributes to the well-being and liveability of people and communities; 2. <u>the social, economic and environmental and cultural benefits of</u> infrastructure, including strategic infrastructure, critical infrastructure, and regionally significant infrastructure: a. <u>is recognised and provided for, and its safe, efficient and effective development, upgrading, maintenance and operation is enabled</u> <del>is able to operate efficiently and effectively</del> ; and b. <del>is enabled, while:</del> i. <del>managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the</del> infrastructure; and ii. <del>managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity;</del> c. <u>strategic infrastructure, critical infrastructure and regionally significant infrastructure is protected by avoiding adverse effects from incompatible development and activities, including reverse sensitivity effects. This includes:</u> i. <u>avoiding noise sensitive activities within the Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour, except within the existing Kaiapoi residential area (where density is to be retained at one unit per 600m<sup>2</sup>); and</u> ii. <u>managing the risk of birdstrike to aircraft using Christchurch International Airport;</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<u>3. the adverse effects of strategic infrastructure, critical infrastructure and regionally significant infrastructure on the surrounding environment are managed, having regard to the economic benefits and practical, technical and operational needs of that infrastructure.</u> ..."
254.20	Christchurch International Airport Limited - Amy Hill	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Amend	Suggests SD-O4 be directed so that development and land use does not result in adverse effects on strategic infrastructure.	Amend SD-O4:  "Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), rural land is managed to ensure that; <u>1. it remains available for productive rural activities by:</u> <u>a. providing for rural production activities, activities that directly support rural production activities and activities reliant on the natural resource of Rural Zones and limit other activities; and</u> <u>b. ensuring that within rural areas the establishment and operation of rural production activities are not limited by new incompatible sensitive activities;- and</u> <u>2. development and land use does not adversely affect the efficient operation, use and development of strategic infrastructure."</u>
254.21	Christchurch International Airport Limited - Amy Hill	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Amend	Residential intensification may be inappropriate where located within inappropriate areas that are incompatible with the operation of strategic infrastructure resulting in reverse sensitivity and occupants being exposed to adverse effects.	Amend UFD-P1:  "In relation to the density of residential development: ... <u>3. avoid residential development that is incompatible with, or adversely effects, the efficient operation, use and development of strategic infrastructure."</u>
254.22	Christchurch International Airport Limited - Amy Hill	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Support policy direction for appropriate urban growth and form parameters. However, oppose any new residential development within the 50 dBA Ldn Air Noise Contour as this could result in reverse sensitivity and occupants being exposed to adverse effects. Note that the exception enabling residential development within the Air Noise Contours in Kaiapoi applies to a limited area of land and was provided to support earthquake recovery. Note the exception in Canterbury Regional Policy Statement (CRPS) Policy 6.3.5(4) is for residential activities "within an existing [at the time that this policy was made operative] residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A"; while Kaiapoi's Future Development Areas accommodate urban development pursuant to the National Policy Statement on Urban Development. Consider it is most appropriate, and consistent with the CRPS Policy 6.3.5(4), if the part of the Future Development Area within the 50 dB Ldn Air Noise Contour is reserved for non-sensitive urban development such as business or industrial land use, rather than residential intensification; seek amendment to enable this.	Amend UFD-P2:  "In relation to the identification/location of residential development areas: 1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy; 2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they- ... <u>i. avoids adverse reverse sensitivity effects the efficient operation, use and development of strategic infrastructure."</u>
254.23	Christchurch International Airport Limited - Amy Hill	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Amend	Support policy direction for appropriate parameters for development of Large Lot Residential Zones. Oppose intensification of noise sensitive activities within the 50 dBA L <sub>dn</sub> Air Noise Contour which would expose occupants to undesirable levels of aircraft noise and create reverse sensitivity for strategic infrastructure.	Amend UFD-P3:  "In relation to the identification/location of Large Lot Residential Zone areas: ... 2. new Large Lot Residential development, other than addressed by (1) above, is located so that it: ... d. occurs in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard;-and e. is informed through the development of an ODP;-and <u>f. avoids reverse sensitivity effects the efficient operation, use and development of strategic infrastructure."</u>
254.24	Christchurch International Airport Limited - Amy Hill	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	Support UFD-P10, particularly the requirement to avoid noise sensitive activities within the Air Noise Contour. Seek amendment to further expand and clarify. Consider that within existing residentially zoned areas in Kaiapoi, further intensification should be avoided, beyond that which is already permitted. Seek that the residential density in this area within the 50 dB Ldn Air Noise Contour is not increased.	Amend UFD-P10:  "Within Residential Zones and new development areas in Rangiora and Kaiapoi: 1. avoid residential activity that has <del>the potential to limit adverse effects on, or is incompatible with,</del> the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch International Airport <u>50 dBA L<sub>dn</sub> Air Noise Contour</u> , unless within an <del>existing Residential Zone in Kaiapoi which was in existence at the time this plan was made operative, where density is to be retained at one unit per 600m<sup>2</sup></del> ; ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
254.25	Christchurch International Airport Limited - Amy Hill	EI - Pungao me te hanganga hapori - Energy and infrastructure	Introduction	Introduction	Amend	Support references in the Introduction to the Energy and Infrastructure Chapter to the Canterbury Regional Policy Statement definitions of critical and regionally significant infrastructure but could be expanded to confirm the importance of provisions that provide for the important function and service of important infrastructure and network utilities.	Amend the Introduction to the Energy and Infrastructure Chapter:  "The term 'infrastructure' is defined in section 2 of the RMA. The RPS defines the terms 'critical infrastructure', 'strategic infrastructure', and 'regionally significant infrastructure'. There is considerable overlap in the types of infrastructure covered by these terms. Infrastructure may be provided by network utilities, or by entities other than network utilities, including the private provision of and connection to infrastructure. <u>Critical, strategic, and regionally significant infrastructure and network utilities are recognised through provisions which acknowledge their important function and service to the community.</u> ..."
254.26	Christchurch International Airport Limited - Amy Hill	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O1	Support	Support EI-O1.	Retain EI-O1 as notified.
254.27	Christchurch International Airport Limited - Amy Hill	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O2	Amend	Amend EI-O2 to recognise that there are practical, operational and technical constraints that important infrastructure must work within.	Amend EI-O2:  "Adverse effects of energy and infrastructure on the qualities and characteristics of surrounding environments and community well-being are avoided, remedied or mitigated, <u>while having regard to the practical, technical and operational requirements of important infrastructure.</u> "
254.28	Christchurch International Airport Limited - Amy Hill	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O3	Support	Amend EI-O3 to refer to 'incompatible activities' to provide greater clarity.	Amend EI-O3:  "The safe, efficient and effective operation, maintenance, repair, renewal, upgrading and development of energy and infrastructure is not constrained or compromised by <u>incompatible</u> activities and development, including by reverse sensitivity effects."
254.29	Christchurch International Airport Limited - Amy Hill	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P1	Amend	Support EI-P1, with minor amendment.	Amend EI-P1(1):  "Recognise the local, regional or national benefits of energy and infrastructure through: 1. enabling the <u>use</u> , operation, maintenance, repair, renewal, <u>development</u> , and removal of energy and infrastructure; ..."
254.30	Christchurch International Airport Limited - Amy Hill	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P5	Amend	Amend EI-P5 to reflect the operational and technical constraints which may require that infrastructure to be operating in a particular manner or located in a particular place and that it will not always be possible or reasonable to avoid, remedy or mitigate adverse effects.	Amend EI-P5:  "Manage adverse effects of energy and infrastructure, <u>whilst having regard to the practical, technical and operational requirements of infrastructure</u> , including by the following: ..."
254.31	Christchurch International Airport Limited - Amy Hill	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P6	Amend	Seek that EI-P6 policy direction is strengthened by requiring avoidance rather than management of adverse effects. The policy could specify in more detail particular issues arising in the District, such as those related to noise sensitive activities and bird strike risk, which arise with respect to Christchurch Airport operations. There may be additional matters relevant to other strategic infrastructure which should also be listed.	Amend EI-P6:  " <del>Manage</del> <u>Avoid</u> adverse effects of <del>other incompatible activities (including adverse reverse sensitivity effects) on</del> <u>and development of energy and infrastructure</u> , including by the following: 1. ensuring such effects do not compromise or constrain access to or the safe, effective and efficient operation, maintenance, repair, upgrading and development of energy and infrastructure; <del>and</del> 2. <u>avoiding the establishment of noise sensitive activities within the 50 dBA L<sub>dn</sub> Air Noise Contour;</u> 3. <u>managing the risk of bird strike to aircraft using Christchurch International Airport</u> ..."
254.32	Christchurch International Airport Limited - Amy Hill	TRAN - Ranga waka - Transport	Introduction	Introduction	Amend	Amend Introduction to the Transport Chapter to refer to the importance of protecting the Strategic Transport Network and relevant important infrastructure from incompatible activities.	Amend Introduction to the Transport Chapter by including the following:  "... A functioning transport system and transport modes are essential facilities and services that assist in meeting the social and economic well-being of people and communities and promote the efficient functioning of the District. The transport system therefore forms an important component of the physical resources of the District. <u>Land use and subdivision is managed to protect Waimakariri District's land transport corridors and infrastructure from incompatible activities that could undermine the provision of an integrated, safe, responsive, and sustainable land-based transport system, which includes the Strategic Transport Network and relevant infrastructure.</u> The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development."



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
254.33	Christchurch International Airport Limited - Amy Hill	TRAN - Ranga waka - Transport	Objectives	TRAN-O1	Support	Support TRAN-O1 as efficient land transport modes are important for freight distribution and logistics as part of the strategic transport network connected to Christchurch International Airport.	Retain TRAN-O1 as notified.
254.34	Christchurch International Airport Limited - Amy Hill	TRAN - Ranga waka - Transport	Objectives	TRAN-O3	Support	Support TRAN-O3 as it recognises and provides for transportation needs.	Retain TRAN-O3 as notified.
254.35	Christchurch International Airport Limited - Amy Hill	TRAN - Ranga waka - Transport	Objectives	TRAN-O4	Amend	Support TRAN-O4 but suggest wording could be improved as it is important to protect the transport system from incompatible activities and adverse effects.	Amend TRAN-O4:  "Adverse effects on the District's transport system is <u>protected from incompatible activities and adverse effects</u> , including reverse sensitivity effects, <del>are avoided, remedied or mitigated.</del> "
254.36	Christchurch International Airport Limited - Amy Hill	TRAN - Ranga waka - Transport	Policies	TRAN-P15	Amend	Support TRAN-P15 but suggest it be amended to direct that adverse effects from activities on land transport corridors are 'avoided', rather than 'remedied' or 'mitigated'.	Amend TRAN-P15:  "Ensure, <del>to the extent considered reasonably practicable</del> , that other activities do not compromise the safe, <u>effective</u> and efficient operation, maintenance, repair, upgrading or development of the transport system, including through: ... 2. avoiding, <del>remedying or mitigating</del> adverse effects, <u>including</u> reverse sensitivity effects, on the <u>safe, effective and efficient</u> transport system; and providing for ease of access for service and emergency service vehicles."
254.37	Christchurch International Airport Limited - Amy Hill	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R8	Support	Supports NFL-R8, restricting centre pivot and travelling irrigators in the Waimakariri River Outstanding Natural Features. Notes that the activities managed through NFL-R8, have the potential to increase risk of bird strike, particularly where they take place so close to the Waimakariri River.	Retain NFL-R8 as notified.
254.38	Christchurch International Airport Limited - Amy Hill	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R10	Support	Supports NFL-R10, restricting woodlots and shelterbelts in the Waimakariri River Outstanding Natural Features. Notes that the activities managed through NFL-R10, have the potential to increase risk of bird strike, particularly where they take place so close to the Waimakariri River.	Retain NFL-R10 as notified.
254.39	Christchurch International Airport Limited - Amy Hill	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R11	Support	Support restrictions on planting restricted tree species in the Waimakariri River Outstanding Natural Feature. Aware these rules are in place primarily to protect natural features and landscapes, however notes that the activities managed through these rules also have the potential to increase risk of bird strike, particularly where they take place so close to the Waimakariri River.	Retain NFL-R11 as notified.
254.40	Christchurch International Airport Limited - Amy Hill	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R12	Support	Supports NFL-R12, restricting mining activity and quarrying activities in the Waimakariri River Outstanding Natural Features as these have potential to increase bird strike risk.	Retain NFL-R12 as notified.
254.41	Christchurch International Airport Limited - Amy Hill	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	General	Amend	Planting vegetation within freshwater body setbacks has potential to increase habitat for bird strike risk species (such as Black backed gulls or Canada Geese), particularly in and around the Waimakariri River. Seek that thought is given to this when planting is carried out in this environment. Submitter can advise on types of plant species that may be compatible with planting programmes while minimising increase in bird strike risk.	Insert additional matter of discretion related to management of bird strike risk.
254.42	Christchurch International Airport Limited - Amy Hill	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	General	Amend	Planting vegetation within freshwater body setbacks has potential to increase habitat for bird strike risk species (such as Black backed gulls or Canada Geese), particularly in and around the Waimakariri River. Seek that thought is given to this potential when planting is carried out in this environment. Submitter can advise on types of plant species that may be compatible with planting programmes while minimising any increase in bird strike risk.	Insert additional matter of discretion related to management of bird strike risk.
254.43	Christchurch International Airport Limited - Amy Hill	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	Subdivision affects residential density and development and density must be set to manage development outcomes. It is important to manage residential density in the higher noise environment of the 50 dBA L <sub>dn</sub> Air Noise Contour. Subdivision must not have adverse effects on strategic infrastructure, such as Christchurch International Airport. Support consolidation of urban development and maintain rural character.	Amend SUB-O1:  "Subdivision design achieves an integrated pattern of land use, development, and urban form that: ... 3. supports protection of cultural and heritage values, conservation values; <del>and</del> 4. supports community resilience to climate change and risk from natural hazards; <del>and</del> <u>5. does not give rise to adverse effects on strategic infrastructure.</u> "
254.44	Christchurch International Airport Limited - Amy Hill	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Amend	Subdivision relates to residential density and development and lot sizes must manage development outcomes. This is important within the 50 dBA L <sub>dn</sub> Air Noise Contour where controls on lot size and residential density are a fundamental to ensure appropriate levels of development are maintained in the contours' higher noise environment.	Amend SUB-P1 to add new (4) and renumber: "... 4. <u>avoids noise sensitive activities establishing within the 50 dBA L<sub>dn</sub> Air Noise Contour so as not to compromise the efficient operation of Christchurch International Airport or the health, well-being and amenity of people.</u> ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
254.45	Christchurch International Airport Limited - Amy Hill	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Amend	Support SUB-P2 provided lot sizes do not decrease in size within 50 dBA L <sub>dn</sub> Air Noise Contour. It is important that minimum lot sizes enable subdivision and development in locations which avoid reverse sensitivity effects on strategic infrastructure.	Retain SUB-P2 as notified.
254.46	Christchurch International Airport Limited - Amy Hill	SUB - Wawahia whenua - Subdivision	Policies	SUB-P5	Support	Support SUB-P5 as lot sizes manage development outcomes, and should not be smaller than the minimum specified for the zone.	Retain SUB-P5 as notified.
254.47	Christchurch International Airport Limited - Amy Hill	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	Supports the inclusion of criteria for Outline Development Plans. Considers that adverse effects on strategic infrastructure should be treated differently to adverse effects from strategic infrastructure. It will not always be possible or reasonable for existing strategic infrastructure to avoid, remedy or mitigate adverse effects on a new development area. Infrastructure operates within a variety of locational or functional constraints which may mean that avoidance of adverse effects is not possible. The reference to "nearby" should be deleted to avoid any doubt that this policy also applies to Christchurch International Airport – which may not be considered 'nearby' but which may nevertheless be impacted by effects arising from development in these zones.	Amend SUB-P6: "... i. show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or mitigated, <u>recognising the functional need for infrastructure to be located in particular places, and the fact that this infrastructure pre-dates the residential development in the area</u> j. <u>show how more than minor adverse effects on existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, and other minor or less than minor effects will be managed.</u> ..."
254.48	Christchurch International Airport Limited - Amy Hill	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R1	Support	Support conditions required for a boundary adjustment to be consented as a controlled activity.	Retain SUB-R1 as notified.
254.49	Christchurch International Airport Limited - Amy Hill	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Support	Support SUB-R2 restricting controlled activity subdivision, noting a specific subdivision rule for subdivision within the 50 dBA L <sub>dn</sub> Air Noise Contour, SUB-R2(1)(d). It would be helpful if an advice note advised plan users that there are more specific rules for subdivision that could affect activity status.	Retain SUB-R2 as notified.
254.50	Christchurch International Airport Limited - Amy Hill	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Support	Support SUB-R10 non-complying activity status for subdivision in the General Rural Zone that for lots less than 20ha.	Retain SUB-R10 as notified.
254.51	Christchurch International Airport Limited - Amy Hill	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R11	Amend	Amend SUB-R11 so that subdivision in the 50 dBA L <sub>dn</sub> Air Noise Contour, which creates an undersized lot, be non-complying, in all zones.	Amend SUB-R11:  "Subdivision resulting in an allotment that is less than 4ha <del>the minimum allotment size for the zone</del> within the 50 dBA L <sub>dn</sub> noise contour for Christchurch International Airport Rural lifestyle <u>All zones</u> Activity status: NC ... <u>Any application arising from this rule will be limited notified to Christchurch International Airport Limited.</u> "
254.52	Christchurch International Airport Limited - Amy Hill	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	Seeks the existing residential density is retained within the 50 dBA L <sub>dn</sub> Air Noise Contour and that any further intensification in residential zones within the Contour beyond what is permitted in the operative plan is prevented. Seeks that all other minimum allotment sizes are retained.	Amend SUB-S1: "... Activity status when compliance not achieved:... <u>Within the 50 dBA L<sub>dn</sub> Air Noise Contour: NC</u> ... Zone Minimum allotment area ... General Residential Zone ... <u>600m<sup>2</sup> where the site is within the 50 dBA L<sub>dn</sub> Air Noise Contour</u> ... Medium Density Residential Zone ... <u>300m<sup>2</sup> where the site is within the 50 dBA L<sub>dn</sub> Air Noise Contour</u> ... Special Purpose Zone (Kaiapoi Regeneration) ... <u>600m<sup>2</sup> where the site is within the 50 dBA L<sub>dn</sub> Air Noise Contour</u> ..."
254.53	Christchurch International Airport Limited - Amy Hill	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Support	It may not be appropriate to require a minimum density of 15 households per ha (or 12 households per ha) within the 50 dBA L <sub>dn</sub> Air Noise Contour. Residential intensification within the Contour will result in amenity effects on occupants where aircraft noise is 50 dBA L <sub>dn</sub> or above, and can lead to reverse sensitivity effects on the Airport, which the Canterbury Regional Policy Statement 6.3.5 seeks to avoid (and only exempts existing residentially zoned urban area, and residential greenfield area identified for Kaiapoi from direction to avoid).	Amend SUB-S3:  "1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Yield <u>or where located within the 50 dBA L<sub>dn</sub> Air Noise Contour</u> shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints then no less than 12 households per ha."
254.54	Christchurch International Airport Limited - Amy Hill	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD9	Support	Support matter of control and discretion for reverse sensitivity effects on Christchurch International Airport but, this is not referenced in any rules. Seek insertion into all rules applying to land within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Retain SUB-MCD9, and ensure this matter of control and discretion is referenced in all rules which may apply to activities and land within the 50 dBA L <sub>dn</sub> Air Noise Contour.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
254.55	Christchurch International Airport Limited - Amy Hill	NOISE - Te orooro - Noise	Introduction	Introduction	Amend	Support reference to air noise contours but amend to correct and clarify that Air noise contours do not control noise sensitive land uses, but they identify where, and at what level, aircraft noise occurs. This should inform planning rules. Support reference to relevant District Plan chapters in the Introduction because this directs plan users to relevant provisions in other chapters.	Amend Noise Introduction: "... This chapter does not control noise from aircraft in flight. However, aircraft noise contours are used to control land uses where they may be subject to noise from aircraft using Christchurch International Airport and Rangiora Airfield <u>is felt in parts of the district. The Air Noise Contours show where aircraft noise occurs, and at what levels. There are provisions in this chapter and in other parts of the Plan which apply to activities within the Air Noise Contours. This includes residential density controls on land within the 50 dBA L<sub>dn</sub> Air Noise Contour (which is the outer control boundary for aircraft noise in Greater Christchurch), and, within the 55 dBA L<sub>dn</sub> Air Noise Contour, additional acoustic mitigation requirements on top of the requirements applicable to the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> ..."
254.56	Christchurch International Airport Limited - Amy Hill	NOISE - Te orooro - Noise	Objectives	NOISE-O2	Support	Support NOISE-O2.	Retain NOISE-O2 as notified.
254.57	Christchurch International Airport Limited - Amy Hill	NOISE - Te orooro - Noise	Objectives	NOISE-O3	Amend	Support NOISE-O3 and amend to refer to Christchurch International Airport and Rangiora Airfield.	Amend NOISE-O3:  "The avoidance of noise sensitive activities within the 65 dBA and 55 dBA L <sub>dn</sub> Noise Contours for Rangiora Airfield <u>and within the 50 dBA L<sub>dn</sub> Air Noise Contour for Christchurch International Airport.</u> "
254.58	Christchurch International Airport Limited - Amy Hill	NOISE - Te orooro - Noise	Policies	NOISE-P1	Support	Supports NOISE-P1 and notes that there is a more specific policy regarding the Air Noise Contour (NOISE-P4). NOISE-P4 should override NOISE-P1, to the extent that there is any inconsistency.	Retain NOISE-P1 as notified.
254.59	Christchurch International Airport Limited - Amy Hill	NOISE - Te orooro - Noise	Policies	NOISE-P4	Amend	Support NOISE-P4 for reverse sensitivity associated with aircraft noise but oppose exemption for new residential Development Areas in the 50 dBA Ldn Air Noise Contour. Canterbury Regional Policy Statement 6.3.5 exempts existing (at that time) residential and greenfield priority land in Kaiapoi. This provided for displacement following the 2010/2011 earthquakes and there is no support for northern Kaiapoi Future Development Area. As rules relate to multiple zones, objective should either be replicated in zone chapters or include precise cross references in the relevant zone chapters. Amend second part of policy to prioritise avoidance of noise sensitive activities in the 50 dBA Ldn Air Noise Contour. There is additional regulation at the 55 dBA Ldn Air Noise Contour for new buildings or additions (occupied or not).	Amend NOISE P4:  "Protect Christchurch International Airport from reverse sensitivity effects by: 1. avoiding Noise Sensitive Activities ... Kaiapoi Residential Zones, <u>or the residential</u> greenfield priority areas <u>for Kaiapoi</u> identified in Chapter 6 – Map A of the RPS (gazetted 6 December 2013) <u>or any residential Development Area</u> ; and 2. requiring noise insulation <u>for new buildings and additions to existing buildings</u> within the <u>50 dBA L<sub>dn</sub> and 55 dBA L<sub>dn</sub> Air Noise Contour for Christchurch International Airport.</u> "
254.60	Christchurch International Airport Limited - Amy Hill	NOISE - Te orooro - Noise	Activity Rules	NOISE-R14	Amend	Support NOISE-R14 and noise mitigation standards and amend Plan to align with current expert acoustic advice. Move rule to zone chapters for plan user access and visibility, or seek clear cross references within Zone chapters to direct plan users.	Amend NOISE-R14: "... 1. any new building or any addition to an existing building for an activity listed in Table NOISE-1 within the 55 dBA Ldn <u>Air</u> Noise Contour for Christchurch International Airport, shown on the planning map, shall be insulated from aircraft noise to ensure indoor sounds levels stated in Table NOISE-1 are not exceeded, <u>when windows and doors are closed</u> , and: 2. <u>windows and doors need to be closed to achieve the internal noise levels specified in Table NOISE-1, an alternative ventilation system shall be provided which satisfies clause G4 of the New Zealand Building Code and provides satisfactory internal thermal conditions.</u> ... c. <u>if required by the District Council</u> , in conjunction with in conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 16283-3:2016 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the District Council's Manager, Planning and Regulation. Should the façade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
254.61	Christchurch International Airport Limited - Amy Hill	NOISE - Te orooro - Noise	Activity Rules	Table NOISE-1	Support	Support Table NOISE-1 including indoor design and sound level requirements for building in the 55 dBA L <sub>dn</sub> Air Noise Contour for Christchurch International Airport. Locate the advice note alongside this table.	Amend Table Noise 1 to add an advisory note:  "Advisory Note Noise insulation calculations and verification shall be as follows: - Building consent applications shall be accompanied with a report detailing the calculations showing how the required sound insulation and construction methods have been determined. - For the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the air noise contours L <sub>dn</sub> and LAE. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours. - In conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 16283-3:2016 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the District Council's Manager, Planning and Regulation. Should the façade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation."
254.62	Christchurch International Airport Limited - Amy Hill	NOISE - Te orooro - Noise	Activity Rules	NOISE-R17	Amend	Support NOISE-R17 with amendment. Noise sensitive activities should be avoided, not permitted when incorporating acoustic design requirements, within the 50 dBA L <sub>dn</sub> Air Noise Contour as this does not meet Canterbury Regional Policy Statement (CRPS) policy. Noise sensitive land uses involve outdoor areas which cannot be insulated from noise. Rule non-compliance should be a non-complying activity, except within existing Kaiapoi Residential Zones, greenfield priority areas to give effect to policy 6.3.5(4) of the CRPS. Land use rules in the 50 dBA L <sub>dn</sub> Air Noise Contour apply to various zones, and the rule should relocate to relevant zone chapters or have clear cross references in the relevant zone chapters to direct plan users. The advisory note amendment would assist understanding the application of the 50 and 55 dBA L <sub>dn</sub> Air Noise Contours.	Amend NOISE-R17: "... 4. the activity is <u>a residential activity</u> located within <u>a Residential Zones</u> and <u>complies with the relevant density rules for that zone</u> ; or 2. any activity meets the indoor sounds levels stated in Table NOISE 4, when windows and doors are closed. Activity status when compliance not achieved: 1. <u>For residential activities</u> : RDIS Matters of discretion are restricted to: ... <u>For all other noise sensitive activities: NC</u> ... Advisory Note Noise insulation calculations and verification shall be as follows: — Building consent applications shall be accompanied with a report detailing the calculations showing how the required sound insulation and construction methods have been determined. — For the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the air noise contours L <sub>dn</sub> and LAE. Where a site falls within the contours the calculations shall be determined by linear interpolation between the contours. — If required by the District Council, in conjunction with the final building inspection the sound transmission of the façade shall be tested in accordance with ISO 16283-3:2016 to demonstrate that the required façade sound insulation performance has been achieved, and a test report is to be submitted to the District Council's Manager, Planning and Regulation. Should the façade fail to achieve the required standard, then it shall be improved to the required standard and re-tested prior to occupation.  - <u>The 55 dBA L<sub>dn</sub> Air Noise Contour applies as an additional layer over the 50 dBA L<sub>dn</sub> Air Noise Contour. For the avoidance of doubt, any property lying within the 55 dBA L<sub>dn</sub> Air Noise Contour is also subject to the rules applicable to the 50 dBA L<sub>dn</sub> Air Noise Contour</u> ".
254.63	Christchurch International Airport Limited - Amy Hill	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD2	Support	Support NOISE-MD2 for noise effect management and seek they be retained but a no complaints covenant would not be appropriate to manage noise effects as they do not avoid noise effects, just restrict occupants from complaining.	Amend NOISE-MD2 to delete (6):  "Management of noise effects ... 6. <del>The reasonableness and effectiveness of any legal instrument to be registered against the title that is binding on the owner and owner's succession in title, containing a 'no complaint' clause relating to the noise of aircraft using Christchurch International Airport.</del> "
254.64	Christchurch International Airport Limited - Amy Hill	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD3	Support	NOISE-MD3 are appropriate and should be retained.	Retain NOISE-MD3, and amend (3).  "3. The extent to which the provision of a report from an acoustic specialist <del>which</del> provides evidence that the level of acoustic insulation ensures the amenity values, health and safety of present and future residents and occupiers."
254.65	Christchurch International Airport Limited - Amy Hill	TEMP - Nga mahi taupua - Temporary activities	Activity Rules	TEMP-R4	Amend	Supports limit of 31 consecutive days for filming and seeks that this activity does not occur within the 50 dBA L <sub>dn</sub> Air Noise Contour without compliance with indoor sound design requirements. Filming requires sound stages and other facilities which need a quiet environment to operate so it is important any application for filming within the Noise Contour is notified to Christchurch International Airport Limited to manage potential effects.	Amend TEMP-R4: "... 5. there is a total maximum of 250 vehicle movements per day;: <del>6. the site is not within the 50 dBA L<sub>dn</sub> Air Noise Contour unless a design report shows compliance with NOISE-TABLE 1.</del> ... Notification: Any application arising from TEMP-R4 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval)."

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254.66	Christchurch International Airport Limited - Amy Hill	TEMP - Nga mahi taupua - Temporary activities	Activity Rules	TEMP-R7	Support	Neutral for TEMP-R7 provided temporary accommodation within the 50 dBA L <sub>dn</sub> Air Noise Contour is not enabled. Retain 31 day limitation. Amend so that temporary accommodation is not permitted in the 50 dBA L <sub>dn</sub> Christchurch International Air Noise Contour and that Christchurch International Airport is notified of any applications.	Amend TEMP-R7:  "Where: 1. every temporary building or structure is removed from the site within 31 days of completion of the building or construction works or after the Code of Compliance Certificate for the subject building or construction works has been issued, whichever occurs first; <u>2. no temporary accommodation shall be located within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u>  Notification: <u>Any application involving a breach of TEMP-R7 (2) shall be limited notified at least to Christchurch International Airport (absent its written approval)."</u>
254.67	Christchurch International Airport Limited - Amy Hill	RESZ - General Objectives and Policies for all Residential Zones	Introduction	Introduction	Amend	Seek that the Introduction recognises importance of density controls to avoid reverse sensitivity effects on the Airport.	Amend RESZ Introduction by adding: "... <u>Within the 50 dBA L<sub>dn</sub> Air Noise Contour residential density is also controlled in order to avoid adverse reverse sensitivity effects on Christchurch International Airport."</u>
254.68	Christchurch International Airport Limited - Amy Hill	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Amend	Residential growth must avoid reverse sensitivity effects on critical infrastructure, regionally significant infrastructure, and strategic infrastructure.	Amend RESZ-O1: "... 2. is responsive to community and district needs; and 3. enables new development, as well as redevelopment or existing Residential Zones; <u>and</u> <u>4. allows critical infrastructure, regionally significant infrastructure, and strategic infrastructure to operate without being compromised by reverse sensitivity."</u>
254.69	Christchurch International Airport Limited - Amy Hill	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O2	Support	Support RESZ-O2 direction to locate residential land in appropriate locations.	Retain RESZ-O2.
254.70	Christchurch International Airport Limited - Amy Hill	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O3	Amend	Residential development must avoid adverse reverse sensitivity effects on critical infrastructure, regionally significant infrastructure, and strategic infrastructure.	Amend RESZ-O3:  "A form, scale and design of development that: ... 3. maintains differences between zones; and 4. manages adverse effects on the surrounding environment; <u>and</u> <u>5. avoids adverse effects on critical infrastructure, regionally significant infrastructure, and strategic infrastructure."</u>
254.71	Christchurch International Airport Limited - Amy Hill	RESZ - Matters of Discretion for all Residential Zones	General	General	Amend	Seek new policy emphasising the importance of protecting infrastructure from reverse sensitivity effects caused by incompatible land use and is a matter relevant to the use, development and protection of resources in the zone. Alternatively, seeks that provisions cross-reference to other policies requiring avoidance of adverse reverse sensitivity effects so that it is clear the policy is relevant to activities in the Residential Zones.	Insert new policy, or if alternatively, cross-reference to relevant policies in other parts of the Proposed District Plan:  " <u>Protect critical infrastructure, regionally significant infrastructure, and strategic infrastructure by avoiding adverse effects, including reverse sensitivity effects, from incompatible activities on residential land, including by:</u> 1. <u>within the 50 dBA L<sub>dn</sub> Air Noise Contour for Christchurch International Airport, avoiding residential units on sites under 600m<sup>2</sup>; and</u> ..." [insert specifics that may be relevant to other strategic infrastructure]
254.72	Christchurch International Airport Limited - Amy Hill	GRZ – General Residential Zone	Activity Rules	General	Amend	Concerned to avoid further intensification of noise sensitive uses within the 50 dBA L <sub>dn</sub> Air Noise Contour to avoid exposure of occupants to heightened levels of noise and protect the Airport operations from reverse sensitivity. While the "avoid" policy in Canterbury Regional Policy Statement Policy 6.3.5(4) does not apply to existing residential zones, it is appropriate to insert controls on development of noise sensitive activities within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Insert new rule or, amend existing rules where appropriate to give effect to the below relief:  " <u>GRZ-R[xx] Noise sensitive activities within Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour</u> <u>Activity status: RDIS</u> <u>Where:</u> 1. <u>Any new residential activity or residential unit proposed on a site within the 50 dBA L<sub>dn</sub> Air Noise Contour that does not meet the minimum allotment size of 600m<sup>2</sup> or which does not meet built form standard GRZ-BFS2;</u> 2. <u>any other noise sensitive activity within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> Activity status when compliance not achieved: <u>N/A</u> <u>Matters of discretion are limited to:</u> <u>RES-MD[xx] – Christchurch International Airport"</u>

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254.73	Christchurch International Airport Limited - Amy Hill	GRZ – General Residential Zone	Activity Rules	GRZ-R7	Amend	Support limitations on larger scale boarding house activities. Where a proposal for a boarding house for more than eight people is lodged for a site under the 50 dBA L <sub>dn</sub> Air Noise Contour, issues of reverse sensitivity and amenity impacts of aircraft noise will be relevant considerations. Christchurch International Airport Ltd should be notified in such cases.	Amend GRZ-R7: "... 1. a maximum of eight people shall be accommodated per site, including any on site managers. Activity status when compliance not achieved: DIS <b>Notification:</b> <u>Any application involving a site within the 50 dBA L<sub>dn</sub> Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> "
254.74	Christchurch International Airport Limited - Amy Hill	GRZ – General Residential Zone	Activity Rules	GRZ-R8	Amend	Care facilities are noise sensitive activities and further scrutiny is required if they are to be located within the 50 dBA L <sub>dn</sub> Air Noise Contour so that effects on occupants and airport operations can be considered.	Amend GRZ-R8:  "Where: 1. <u>the site is not within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> Activity status when compliance not achieved: <u>N/A</u> <b>RDIS</b> <u>Matters of discretion are limited to:</u> <u>RES-MD[xx] – Christchurch International Airport</u> <b>Notification:</b> <u>Any application involving a breach of GRZ-R8 shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> "
254.75	Christchurch International Airport Limited - Amy Hill	GRZ – General Residential Zone	Activity Rules	GRZ-R9	Amend	Visitor accommodation is a noise sensitive activity unless it is designed, operated and constructed to a standards which mitigates the effects of aircraft noise on occupants. Support Discretionary status for visitor accommodation for more than eight people which may require increased scrutiny, including where it is proposed to be located within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Amend GRZ-R9: "... Activity status when compliance not achieved: DIS <b>Notification:</b> <u>Any application involving a site within the 50 dBA L<sub>dn</sub> Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> "
254.76	Christchurch International Airport Limited - Amy Hill	GRZ – General Residential Zone	Activity Rules	GRZ-R12	Amend	Education facilities are noise sensitive activities should be subject to scrutiny within residential areas in the 50 dBA L <sub>dn</sub> Air Noise Contour so that effects on occupants and airport operations can be considered.	Amend GRZ-R12: "... <u>6. the site is not within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> Activity status when compliance <u>with GRZ-R12(1)-(5) is not achieved: DIS</u> Activity status when compliance <u>with GRZ-R12(6) is not achieved: <b>RDIS</b></u> <u>Matters of discretion are limited to:</u> <u>RES-MD[xx] – Christchurch International Airport</u> <b>Notification:</b> <u>Any application involving a breach of GRZ-R12 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> "
254.77	Christchurch International Airport Limited - Amy Hill	GRZ – General Residential Zone	Activity Rules	GRZ-R15	Amend	Health care facilities are noise sensitive activities and should be subject to scrutiny within residential areas in the 50 dBA L <sub>dn</sub> Air Noise Contour so that effects on occupants and airport operations can be considered.	Amend GRZ-R15: "... <u>6. the site is not within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> <b>Activity status when compliance with GRZ-R15(1)-(5) is not achieved: DIS</b> <b>Activity status when compliance with GRZ-R15(6) is not achieved: <b>RDIS</b></b> <b><u>Matters of discretion are limited to:</u></b> <b><u>RES-MD[xx] – Christchurch International Airport</u></b> <b><u>Notification:</u></b> <b><u>Any application involving a breach of GRZ-R15 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u></b> "
254.78	Christchurch International Airport Limited - Amy Hill	GRZ – General Residential Zone	Activity Rules	GRZ-R19	Amend	Multi-unit residential developments should be restricted within the 50 dBA L <sub>dn</sub> Air Noise Contour as they would be inappropriate and potentially expose a larger number of occupants to undesirable levels of aircraft noise, while exposing Christchurch International Airport to adverse reverse sensitivity effects. Support Restricted Discretionary status and seek an additional matter of discretion for proposals that are located within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Amend GRZ-R19: "... <b>Matters of discretion are restricted to:</b> RES-MD2 – Residential design principles RES-MD7 – Outdoor storage <u>Where the site is within the 50 dBA L<sub>dn</sub> Air Noise Contour: RES-MD[xx] – Christchurch International Airport</u> <b>Notification:</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified or limited notified–, <u>except that any application within the 50 dBA L<sub>dn</sub> Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> "

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254.79	Christchurch International Airport Limited - Amy Hill	GRZ – General Residential Zone	Activity Rules	GRZ-R20	Amend	Retirement villages are noise sensitive activities. Support Restricted Discretionary status and seek an additional matter of discretion for proposals that are located within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Amend GRZ-R20: "... <b>Matters of discretion are restricted to:</b> RES-MD2 – Residential design principles RES-MD7 – Outdoor storage <u>Where the site is within the 50 dBA L<sub>dn</sub> Air Noise Contour: RES-MD[xx] – Christchurch International Airport</u> <b>Notification:</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. <u>Any application within the 50 dBA L<sub>dn</sub> Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> "
254.80	Christchurch International Airport Limited - Amy Hill	GRZ – General Residential Zone	Activity Rules	GRZ-R23	Amend	Campgrounds are noise sensitive activities and should not be located within the 50 dBA L <sub>dn</sub> Air Noise Contour. It is not possible to insulate a tent or caravan to mitigate adverse noise effects.	Amend GRZ-R23:  " <u>Where:</u> 1. <u>the site is not within the 50 dBA L<sub>dn</sub> Air Noise Contour</u> <b>Activity status when compliance not achieved: N/A-NC</b> <b>Notification:</b> <u>Any application involving a breach of GRZ-R23 (1) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> "
254.81	Christchurch International Airport Limited - Amy Hill	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS1	Amend	Seeks that the current residential densities in the Operative District Plan are retained within the 50 dBA L <sub>dn</sub> Air Noise Contour. While there was an exemption to the strict "avoid" policy in the Canterbury Regional Policy Statement for existing residential areas and greenfield priority areas in Kaiapoi, it will not be appropriate to continue to intensify these developments as it will expose additional occupants to aircraft noise and create adverse reverse sensitivity effects on Airport operations.	Amend GRZ-BFS1:  "1. <u>outside of the 50 dBA L<sub>dn</sub> Air Noise Contour</u> , site density shall be a maximum of one residential unit per 500m <sup>2</sup> of net site area, which can be calculated over multiple adjacent sites. 2. <u>within the 50 dBA L<sub>dn</sub> Air Noise Contour</u> , <u>site density shall be a maximum of one residential unit per 600m<sup>2</sup> of net site area</u> ..."
254.82	Christchurch International Airport Limited - Amy Hill	MRZ – Medium Density Residential Zone	Activity Rules	General	Amend	Concerned to avoid further intensification of land within the 50 dBA L <sub>dn</sub> Air Noise Contour to avoid exposure of occupants to heightened levels of noise and protect the Airport from reverse sensitivity. Seek that the Operative District Plan densities for the zone are retained within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Insert new rule:  " <b><u>MRZ-R[xx] Noise sensitive activities within Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour</u></b> <b>Activity status: RDIS</b> <u>Where:</u> 1. <u>Any new residential activity or residential unit proposed on a site within the 50 dBA L<sub>dn</sub> Air Noise Contour that does not meet the minimum allotment size of 300m<sup>2</sup> or which does not meet built form standard GRZ-BFS2:</u> 2. <u>any other noise sensitive activity within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> <u>Activity status when compliance not achieved: N/A</u> <b><u>Matters of discretion are limited to:</u></b> <b><u>RES-MD[xx] – Christchurch International Airport"</u></b>
254.83	Christchurch International Airport Limited - Amy Hill	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R7	Amend	Support limitations on larger scale boarding house activities. Where a proposal for a boarding house for more than eight people is lodged for a site under the 50 dBA L <sub>dn</sub> Air Noise Contour, reverse sensitivity and amenity impacts of aircraft noise will be relevant considerations and Christchurch International Airport Ltd be notified.	Amend MRZ-R7: "... <b>Notification:</b> <u>Any application involving a site within the 50 dBA L<sub>dn</sub> Air Noise Contour shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> "
254.84	Christchurch International Airport Limited - Amy Hill	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R8	Amend	Care facilities are noise sensitive activities and should be subject to scrutiny where proposed within the 50 dBA L <sub>dn</sub> Air Noise Contour to ensure an appropriate location and appropriate design and operation.	Amend MRZ-R8:  " <u>Where:</u> 1. <u>the site is not within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> Activity status when compliance not achieved: <u>N/A-RDIS</u> <b><u>Matters of discretion are limited to:</u></b> <b><u>RES-MD[xx] – Christchurch International Airport</u></b> <b>Notification:</b> <u>Any application involving a breach of MRZ-R8 shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> "
254.85	Christchurch International Airport Limited - Amy Hill	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R9	Amend	Support MRZ-R9 for the same reasons as outlined with respect to GRZ-R9. Visitor accommodation is a noise sensitive activity unless it is designed, operated and constructed to standards which mitigate effects of aircraft noise on occupants. Support Discretionary status for visitor accommodation for more than eight people which may require increased scrutiny including where it is proposed to be located within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Amend MRZ-R9: "... <b>Activity status: PER</b> <u>Where:</u> 1. a maximum of eight <u>people</u> shall be accommodated per site. <b>Activity status when compliance not achieved: DIS"</b>



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254.86	Christchurch International Airport Limited - Amy Hill	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R12	Amend	Education facilities are noise sensitive activities and should be subject to scrutiny where proposed within the 50 dBA L <sub>dn</sub> Air Noise Contour to ensure appropriate location, and design and operation.	Amend MRZ-R12: "... <u>6. the site is not within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> <b>Activity status when compliance with MRZ-R12(1)-(5) is not achieved: DIS</b> <b>Activity status when compliance with MRZ-R12(6) is not achieved: RDIS</b> <b>Matters of discretion are limited to:</b> <u>RES-MD[xx] – Christchurch International Airport</u> <b>Notification:</b> <u>Any application involving a breach of MRZ-R12 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval)..."</u>
254.87	Christchurch International Airport Limited - Amy Hill	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R13	Amend	Childcare facilities are noise sensitive activities and should be subject to scrutiny where proposed within the 50 dBA L <sub>dn</sub> Air Noise Contour to ensure appropriate location, design and operation.	Amend MRZ-R13: "... <u>6. the site is not within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u>  <b>Activity status when compliance with MRZ-R13 (1)-(5) is not achieved: DIS</b> <b>Activity status when compliance with MRZ-R13 (6) is not achieved: RDIS</b> <b>Matters of discretion are limited to:</b> <u>RES-MD[xx] – Christchurch International Airport</u> <b>Notification:</b> <u>Any application involving a breach of MRZ-R13 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval)..."</u>
254.88	Christchurch International Airport Limited - Amy Hill	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R15	Amend	Health care facilities are noise sensitive activities should be subject to scrutiny within residential areas in the 50 dBA L <sub>dn</sub> Air Noise Contour so that effects on occupants and airport operations can be considered.	Amend MRZ-R15: "... <u>6. the site is not within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> <b>Activity status when compliance with MRZ-R15(1)-(5) is not achieved: DIS</b> <b>Activity status when compliance with MRZ-R15(6) is not achieved: RDIS</b> <b>Matters of discretion are limited to:</b> <u>RES-MD[xx] – Christchurch International Airport</u> <b>Notification:</b> <u>Any application involving a breach of MRZ-R15 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval)..."</u>
254.89	Christchurch International Airport Limited - Amy Hill	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R18	Amend	Support Restricted Discretionary status for multi-unit residential developments and seek an additional matter of discretion for proposals located within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Amend MRZ-R18: "... 2. at least 50% of all residential units within a development shall have a habitable space located at ground level; and 3. a design statement shall be provided with the application; <u>and</u> <u>4. the site is not within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> <b>Matters of discretion are restricted to:</b> RES-MD2 – Residential design principles RES-MD7 – Outdoor storage <u>RES-MD[xx] – Christchurch International Airport</u> <b>Notification:</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified or limited notified, <u>except that any application involving a breach of MRZ-R18(4) shall be limited notified at least to Christchurch International Airport (absent its written approval)..."</u>
254.90	Christchurch International Airport Limited - Amy Hill	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R19	Amend	Support Restricted Discretionary status for Retirement Villages and seek an additional matter of discretion for proposals located within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Amend MRZ-R19: "... 1. a design statement shall be provided with the application; <u>and</u> <u>2. the site is not within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> <b>Matters of discretion are restricted to:</b> RES-MD2 – Residential design principles RES-MD7 – Outdoor storage <u>Where the site is within the 50 dBA L<sub>dn</sub> Air Noise Contour: RES-MD[xx] – Christchurch International Airport</u> <b>Notification:</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. <u>Any application involving a breach of MRZ-R19 (2) shall be limited notified at least to Christchurch International Airport (absent its written approval)..."</u>

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254.91	Christchurch International Airport Limited - Amy Hill	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS1	Amend	Retain residential densities in the Operative District Plan to avoid further intensification of land within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Amend MRZ-BFS1:  "1. <u>Outside of the 50 dBA L<sub>dn</sub> Air Noise Contour</u> , site density shall be a maximum of one residential unit per 200m <sup>2</sup> of net site area, which can be calculated over multiple adjacent sites. 2. <u>within the 50 dBA L<sub>dn</sub> Air Noise Contour</u> , site density shall be a maximum of one residential unit per 300m <sup>2</sup> of net site area ..."
254.92	Christchurch International Airport Limited - Amy Hill	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	General	Amend	Insert new matter of discretion to ensure that any proposed noise sensitive activity within the contour is established in an appropriate location and will be designed and operated appropriately.	Insert new matter of discretion for Residential Zones:  " <u>Christchurch International Airport</u> 1. <u>the extent to which effects on amenity, as a result of the sensitivity of noise sensitive activities to current and future noise generation from aircraft, are proposed to be managed;</u> 2. <u>whether reverse sensitivity effects that may limit the operation, maintenance or upgrade of Christchurch International Airport are avoided.</u> "
254.93	Christchurch International Airport Limited - Amy Hill	RURZ - General Objectives and Policies for all Rural Zones	Introduction	Introduction	Amend	Amend the Introduction to General Objectives and Policies for all Rural Zones to record that density controls importance to avoid reverse sensitivity effects on the Airport.	Amend Introduction to General Objectives and Policies for all Rural Zones to add: "... <u>Within the 50 dBA L<sub>dn</sub> Air Noise Contour residential density is also restricted in order to avoid the location of sensitive activities where they will experience adverse amenity effects, and to avoid adverse reverse sensitivity effects on Christchurch International Airport.</u> "
254.94	Christchurch International Airport Limited - Amy Hill	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O1	Amend	Support direction of RURZ-O1 to retain rural openness over built form, but should also recognise the need to support the operation of critical, regionally significant and strategic infrastructure as an important outcome.	Amend RURZ-O1: "... 2. the remainder of the District, while having a range in the size of rural sites, has a predominant character of larger rural sites with a corresponding density of residential units and built form.; 3. <u>the importance of allowing critical infrastructure, regionally significant infrastructure, and strategic infrastructure to develop and operate without being compromised by reverse sensitivity or incompatible activities.</u> "
254.95	Christchurch International Airport Limited - Amy Hill	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P5	Amend	Limit minor residential units in the 50 dBA L <sub>dn</sub> Air Noise Contour to family flats, as in the Christchurch Plan, to protect the Airport from reverse sensitivity effects and avoid noise effects for occupants.	Amend RURZ-P5:  "Provide for a minor residential unit on a site, which includes a tiny home, while; 1. ensuring that any minor residential unit is subservient to any residential unit on the site; <u>and</u> 2. <u>ensuring minor residential units within the 50 dBA L<sub>dn</sub> Air Noise Contour are only able to be occupied by family member/s who are dependent in some way on the household living within the primary residential unit.</u> "
254.96	Christchurch International Airport Limited - Amy Hill	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P8	Amend	Either amend RURZ-P8 to protect strategic infrastructure from reverse sensitivity effects caused by incompatible land use or clearly cross-reference to policy requiring avoidance of reverse sensitivity effects in the Noise, Subdivision, or Energy and Infrastructure Chapters.	Amend RURZ-P8 to add new clause (2): "... 2. <u>managing adverse effects on strategic infrastructure, including through:</u> <u>a. avoiding noise sensitive activities within the 50 dBA L<sub>dn</sub> Air Noise Contour and ensuring that, in this location, the density of residential units is kept to a maximum of 1 residential unit per 4 hectares in the Residential Lifestyle Zone and 1 residential unit per 20ha in the General Rural Zone;</u> <u>b. managing the risk of birdstrike to aircraft using Christchurch International Airport;</u> <u>c. [any additional matters that may be relevant to other infrastructure]</u> ..."
254.97	Christchurch International Airport Limited - Amy Hill	GRUZ - General Rural Zone	Policies	GRUZ-P2	Amend	Support GRUZ-P2 direction to avoid land fragmentation and sites of less than 20ha in the General Rural Zone, but the exceptions are not appropriate within the 50 dBA L <sub>dn</sub> Air Noise Contour, and seeks that they do not apply to land within the contours.	Amend GRUZ-P2: "... 4. is the establishment of a minor residential unit, where the site containing a residential unit is 20ha or greater, or is protected by a legacy provision in this Plan; <u>provided the development is not on land within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> "
254.98	Christchurch International Airport Limited - Amy Hill	GRUZ - General Rural Zone	Activity Rules	General	Amend	Avoiding noise sensitive activities in the 50 dBA L <sub>dn</sub> Air Noise Contour in rural zones requires non-complying activity status for such activities. A variety of rules apply to noise sensitive activities GRUZ (R5, R7, R16, R25, R26, R34, and R39) but a single rule for noise sensitive activities within the 50 dBA L <sub>dn</sub> Air Noise Contour would be a better way to apply Canterbury Regional Policy Statement Policy 6.3.5(4). Alternatively add specific clauses or standards to rules for noise sensitive activities, to the same effect.	Insert new rule:  " <u>GRUZ-R[xx] Noise sensitive activities within Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour</u> <u>Activity status: PER</u> <u>Where:</u> <u>1. there is no more than one residential unit on a lot with a minimum net site area of 20ha</u> <u>Activity status: NC</u> <u>All other noise sensitive activities</u> <u>Activity status when compliance with GRUZ-R[xx](1) not achieved: NC".</u>

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254.99	Christchurch International Airport Limited - Amy Hill	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Amend	Noise sensitive activities located in the 50 dBA L <sub>dn</sub> Air Noise Contour of less than 20ha per residential unit should be non-complying. The exceptions proposed would not be appropriate within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Amend GRUZ-R3: "... Activity status: PER Where: 1. a residential unit shall be located on a site with a minimum net site area of 20ha per residential unit except where provided for in (3), (4), (5), (6) and (7) below. <u>These exceptions do not apply to land within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> ..."
254.100	Christchurch International Airport Limited - Amy Hill	GRUZ - General Rural Zone	Activity Rules	GRUZ-R4	Amend	Restrict minor residential units in the 50 dBA L <sub>dn</sub> Air Noise Contour to family flats, as occurs in Christchurch District rural zones.	Amend GRUZ-R4: "... 4. for any site where there is a residential unit and a bonus residential unit there shall be a maximum of two minor residential units per site; <del>and</del> 5. a minor residential unit shall only be erected on a site less than 4ha where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates); <del>and</del> 6. <u>for any site within the 50 dBA L<sub>dn</sub> Air Noise Contour, a minor residential unit shall occupied by family member/s who are dependent in some way on the household living within that residential unit.</u> "
254.101	Christchurch International Airport Limited - Amy Hill	GRUZ - General Rural Zone	Activity Rules	GRUZ-R12	Amend	Quarrying activities need careful management for bird strike risk. Farm quarries should be restricted discretionary within a 13km radius of the Christchurch International Airport runway. Scrutiny is required for any bird strike risk activity for design, management and operation to avoid attracting bird species that are a hazard to aircraft.	Amend GRUZ-R12: "... <u>2. The site is not within 13km of the thresholds of the runways at Christchurch International Airport runway (as shown on planning maps).</u> <b>Activity status when compliance with GRUZ-R12(1) is not achieved: DIS</b> <b>Activity status when compliance with GRUZ-R12(2) is not achieved: RDIS</b> <b>Matters of discretion are limited to:</b> <u>RURZ-MD[xx] – Bird strike risk</u> <b>Notification:</b> <u>Any application involving a breach of GRUZ-R12 (2) shall be limited notified at least to Christchurch International Airport (absent its written approval).</u> "
254.102	Christchurch International Airport Limited - Amy Hill	GRUZ - General Rural Zone	Activity Rules	GRUZ-R30	Amend	Quarrying is a bird strike risk if not carefully managed and should be a restricted discretionary within a 13km radius of Christchurch International Airport runway. Scrutiny of the design, management and operation of any bird strike risk activity to avoid attracting bird species that are a hazard to aircraft. Alternatively, retain discretionary activity status, but any application within 13km of runway thresholds at Christchurch International Airport be limited notified at least to Christchurch International Airport (absent its written approval).	"Amend GRUZ-R30: "... <b>Activity status: RDIS</b> <u>2. The site is within 13km from the thresholds of the runways at Christchurch International Airport runway (as shown on planning maps).</u> <u>With respect to GRUZ-R30(2), matters of discretion are limited to:</u> <u>RURZ-MD[xx] – Bird strike risk"</u>
254.103	Christchurch International Airport Limited - Amy Hill	GRUZ - General Rural Zone	Activity Rules	GRUZ-R31	Amend	Depending on waste type, waste management facilities may present bird strike risk, in particular putrescible waste poses high bird hazard risk up to 13km from runway ends. Waste management facilities should be non-complying within 13km radius of the Airport runways.	Insert new non-complying activity rule for waste management facilities within 13km radius of Christchurch International Airport runways. Insert clause indicating that notification required from this new rule will be made at least to Christchurch International Airport Ltd.
254.104	Christchurch International Airport Limited - Amy Hill	GRUZ - General Rural Zone	Activity Rules	GRUZ-R32	Support	Support discretionary activity status for new composting facilities because they can increase bird strike risk at the Airport and require management within a 13km radius of the Airport runways.	Retain GRUZ-R32. Insert advice note stating that composting facilities within 13km radius of Christchurch International Airport runways have potential to increase bird strike risk, and must be considered for applications for composting facilities in that area Insert a note on notification that applications within 13km of the thresholds of the runways at Christchurch International Airport be limited notified at least to Christchurch International Airport (absent its written approval).
254.105	Christchurch International Airport Limited - Amy Hill	GRUZ - General Rural Zone	Activity Rules	GRUZ-R40	Support	Support and retain non-complying activity status for multi-unit residential development in this zone as it not appropriate development in rural areas.	Retain GRUZ-R40 as notified.
254.106	Christchurch International Airport Limited - Amy Hill	GRUZ - General Rural Zone	Activity Rules	GRUZ-R41	Support	Supports non-complying activity status for residential units on less than 20ha. Retain rule, and do not apply exemptions to land within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Retain GRUZ-R41 as notified.
254.107	Christchurch International Airport Limited - Amy Hill	GRUZ - General Rural Zone	Activity Rules	GRUZ-R42	Support	Support non-complying activity status for minor residential units located on less than 20ha. Retain rule and do not apply exemptions to land within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Retain GRUZ-R42 as notified.
254.108	Christchurch International Airport Limited - Amy Hill	RLZ - Rural Lifestyle Zone	Policies	RLZ-P2	Amend	Support avoiding residential units on sites less than 4ha. Exceptions provided for would not be appropriate within the 50 dBA L <sub>dn</sub> Air Noise Contour, and land within the contours should be excluded.	Amend RLZ-P2: "... 4. Is the establishment of a minor residential unit, where the site containing a residential unit is 4ha or greater, or is protected by a legacy provision in this Plan; <u>provided the development is not on land within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> "

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254.109	Christchurch International Airport Limited - Amy Hill	RLZ - Rural Lifestyle Zone	Activity Rules	General	Amend	Avoid further intensification of land within 50 dBA L <sub>dn</sub> Air Noise Contour to protect the Airport from reverse sensitivity effects and avoid noise exposure for occupants. Several rules apply to noise sensitive activities in the RLZ (R3, R4, R5, R7). A single noise sensitive activity rule within the 50 dBA L <sub>dn</sub> Air Noise Contour is simple and appropriate way to apply Canterbury Regional Policy Statement 6.3.5(4). Alternatively, add clauses or standards to rules for noise sensitive activities, to the same effect as the rule sought. Either insert rule into the zone chapter or cross-reference clearly to NOISE-R17 requiring avoidance of noise sensitive activities within the 50 dBA L <sub>dn</sub> Air Noise Contour (provided the relief sought is granted for NOISE-17).	Insert new rule:  " <u>RLZ-R[xx] Noise sensitive activities within Christchurch International Airport 50 dBA L<sub>dn</sub> Air Noise Contour</u> <u>Activity status: PER</u> <u>Where:</u> <u>1. there is no more than one residential unit on a lot with a minimum net site area of 4ha</u> <u>Activity status: NC</u> <u>All other noise sensitive activities</u> <u>Activity status when compliance with GRUZ-R[xx](1) not achieved: NC"</u>
254.110	Christchurch International Airport Limited - Amy Hill	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R3	Amend	Any noise sensitive activity in the 50 dBA L <sub>dn</sub> Air Noise Contour of less than 4ha per residential unit should be non-complying. Exceptions proposed are not appropriate within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Amend GRUZ-R3 "... 1. a residential unit shall be located on a site with a minimum net site area of 4ha per residential unit except where provided for in (3), (4), (5), (6) and (7) below. <u>These exceptions do not apply to land within the 50 dBA L<sub>dn</sub> Air Noise Contour;...</u> "
254.111	Christchurch International Airport Limited - Amy Hill	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R4	Amend	Restrict minor residential units within the 50 dBA L <sub>dn</sub> Air Noise Contour as in the Christchurch District rural zone where they are limited to family flats only.	Amend RLZ-R4: "... 4. For any site where there is a residential unit and a bonus residential unit there shall be a maximum of two minor residential units per site; and 5. a minor residential unit shall only be erected on a site less than 4ha where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates); and <u>6. for any site within the 50 dBA L<sub>dn</sub> Air Noise Contour, a minor residential unit shall occupied by family member/s who are dependent in some way on the household living within that residential unit."</u>
254.112	Christchurch International Airport Limited - Amy Hill	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R12	Amend	Quarrying can be a bird strike risk if not managed. Farm quarries should be restricted discretionary within a 13km radius of the Christchurch International Airport runway. Scrutinise bird strike risk activity to ensure it is designed, managed and operated to avoid attracting bird species that are a hazard to aircraft.	Amend RLZ-R12: "... <u>2. The site is 13km from the thresholds of the runways at Christchurch International Airport runway (as shown on planning maps).</u> ... <b>Activity status when compliance with RLZ-R12(1) is not achieved: DIS</b> <b>Activity status when compliance with RLZ-R12(2) is not achieved: RDIS</b> <b>Matters of discretion are limited to:</b> <u>RURZ-MD[xx] – Bird strike risk</u> <u>Notification:</u> <u>Any application involving a breach of RLZ-R12 (2) shall be limited notified at least to Christchurch International Airport (absent its written approval)."</u>
254.113	Christchurch International Airport Limited - Amy Hill	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R31	Amend	Quarrying can be a bird strike risk if not managed. Quarries should be restricted discretionary within a 13km radius of the Christchurch International Airport runway. Scrutinise bird strike risk activity design, management and operation to avoid attracting bird species that constitute a hazard to aircraft. Alternatively, retain discretionary activity status for quarries, but applications within 13km of runway thresholds at Christchurch International Airport be limited notified at least to Christchurch International Airport (absent its written approval).	Amend RLZ-R31: "... <b>Activity status: DIS</b> <b>Where:</b> 1. The quarry shall be set back a minimum of 1000m from a Residential Zone. <b>Activity status: RDIS</b> <u>1. The site is 13km from the thresholds of the runways at Christchurch International Airport runway (as shown on planning maps).</u> <u>With respect to GRUZ-R30(2), matters of discretion are limited to:</u> <u>RURZ-MD[xx] – Bird strike risk"</u>
254.114	Christchurch International Airport Limited - Amy Hill	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R32	Amend	Depending on waste type, waste management facilities may be a bird strike risk activity. In particular putrescible waste facilities are a high bird hazard risk up to 13km from runway ends. Waste management facilities should be non-complying within 13km radius of the Airport runways.	Insert new non-complying activity rule for waste management facilities in this zone within 13km radius of Christchurch International Airport runways. Insert clause requiring notification of applications from this new rule to be made at least to Christchurch International Airport Ltd.
254.115	Christchurch International Airport Limited - Amy Hill	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R33	Support	Support discretionary activity status for new composting facilities.	Retain RLZ-R33 and insert advice note that composting facilities within 13km radius of Christchurch International Airport runways have the potential to increase bird strike risk, and this issue must be considered in respect of an application for a composting facility in that area. Insert clause that notification of applications from this new rule will be made at least to Christchurch International Airport Ltd.
254.116	Christchurch International Airport Limited - Amy Hill	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R35	Amend	Campgrounds are noise sensitive and should not be enabled within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Amend RLZ-R35:  " <u>Where:</u> <u>It is not located within the 50 dBA L<sub>dn</sub> Air Noise Contour.</u> Activity status when compliance not achieved: <del>N/A</del> <b>NC"</b>
254.117	Christchurch International Airport Limited - Amy Hill	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R40	Support	Support non-complying activity status for retirement villages in the Residential Lifestyle Zone.	Retain RLZ-R40 as notified.

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254.118	Christchurch International Airport Limited - Amy Hill	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R41	Support	Support non-complying activity status for multi-unit residential developments in Rural Lifestyle Zone.	Retain RLZ-R41 as notified.
254.119	Christchurch International Airport Limited - Amy Hill	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	General	Amend	Add a matter of discretion for bird strike risk on aircraft, that applies to any bird strike risk activities which are restricted discretionary activities. Seek a more comprehensive management regime to manage bird strike risk activities in the Plan.	Insert new matter of discretion:  "RURZ-MD[xx] – Bird strike risk 1. The extent to which the proposed activity will be designed, operated and managed to avoid attracting bird species which constitute a hazard to aircraft."
254.120	Christchurch International Airport Limited - Amy Hill	NCZ - Neighbourhood Centre Zone	Activity Rules	General	Amend	Seek that the rules relating to the 50 dBA L <sub>dn</sub> Air Noise Contour be relocated to each relevant chapter, or make cross references in the relevant zone chapters to ensure plan users are directed to the additional rules applying to land within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Insert new rule:  "CMUZ-R[xx] Noise sensitive activities within 50 dBA L <sub>dn</sub> Air Noise Contour <b>Activity status: NC</b> Where: 1. any noise sensitive activity within the 50 dBA L <sub>dn</sub> Air Noise Contour. <b>Activity status when compliance not achieved: N/A</b> "
254.121	Christchurch International Airport Limited - Amy Hill	LCZ - Local Centre Zone	Activity Rules	General	Amend	Seek that the rules relating to the 50 dBA L <sub>dn</sub> Air Noise Contour be relocated to each relevant chapter, or cross references are made in the relevant zone chapters to ensure plan users are directed to the additional rules applying to land within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Insert new rule:  "CMUZ-R[xx] Noise sensitive activities within 50 dBA L <sub>dn</sub> Air Noise Contour <b>Activity status: NC</b> Where: 1. any noise sensitive activity within the 50 dBA L <sub>dn</sub> Air Noise Contour. <b>Activity status when compliance not achieved: N/A</b> "
254.122	Christchurch International Airport Limited - Amy Hill	LFRZ - Large Format Retail Zone	Activity Rules	General	Amend	Seek that the rules relating to the 50 dBA L <sub>dn</sub> Air Noise Contour be relocated to each relevant chapter, or cross references are made in the relevant zone chapters to ensure plan users are directed to the additional rules applying to land within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Insert new rule:  "CMUZ-R[xx] Noise sensitive activities within 50 dBA L <sub>dn</sub> Air Noise Contour <b>Activity status: NC</b> Where: 1. any noise sensitive activity within the 50 dBA L <sub>dn</sub> Air Noise Contour. <b>Activity status when compliance not achieved: N/A</b> "
254.123	Christchurch International Airport Limited - Amy Hill	MUZ - Mixed Use Zone	Activity Rules	General	Amend	Seek that the rules relating to the 50 dBA L <sub>dn</sub> Air Noise Contour be relocated to each relevant chapter, or cross references are made in the relevant zone chapters to ensure plan users are directed to the additional rules applying to land within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Insert new rule:  "CMUZ-R[xx] Noise sensitive activities within 50 dBA L <sub>dn</sub> Air Noise Contour <b>Activity status: NC</b> Where: 1. any noise sensitive activity within the 50 dBA L <sub>dn</sub> Air Noise Contour. <b>Activity status when compliance not achieved: N/A</b> "
254.124	Christchurch International Airport Limited - Amy Hill	TCZ - Town Centre Zone	Activity Rules	General	Amend	Seek that the rules relating to the 50 dBA L <sub>dn</sub> Air Noise Contour be relocated to each relevant chapter, or cross references are made in the relevant zone chapters to ensure plan users are directed to the additional rules applying to land within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Insert new rule:  "CMUZ-R[xx] Noise sensitive activities within 50 dBA L <sub>dn</sub> Air Noise Contour <b>Activity status: NC</b> Where: 1. any noise sensitive activity within the 50 dBA L <sub>dn</sub> Air Noise Contour. <b>Activity status when compliance not achieved: N/A</b> "
254.125	Christchurch International Airport Limited - Amy Hill	GIZ - General Industrial Zone	Activity Rules	General	Amend	Seeks that the rules relating to the 50 dBA L <sub>dn</sub> Air Noise Contour be relocated to each relevant chapter or that thorough and explicit cross references are made in the relevant zone chapters to ensure plan users are directed to the additional rules applying to land within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Insert new rule:  "GIZ-R[xx] Noise sensitive activities within 50 dBA L <sub>dn</sub> Air Noise Contour <b>Activity status: NC</b> Where: 1. any noise sensitive activity within the 50 dBA L <sub>dn</sub> Air Noise Contour. <b>Activity status when compliance not achieved: N/A</b> "
254.126	Christchurch International Airport Limited - Amy Hill	LIZ - Light Industrial Zone	Activity Rules	General	Amend	Seek that the rules relating to the 50 dBA L <sub>dn</sub> Air Noise Contour be relocated to each relevant chapter or that thorough and explicit cross references are made in the relevant zone chapters to ensure plan users are directed to the additional rules applying to land within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Insert new rule:  "GIZ-R[xx] Noise sensitive activities within 50 dBA L <sub>dn</sub> Air Noise Contour <b>Activity status: NC</b> Where: 1. any noise sensitive activity within the 50 dBA L <sub>dn</sub> Air Noise Contour. <b>Activity status when compliance not achieved: N/A</b> "
254.127	Christchurch International Airport Limited - Amy Hill	HIZ - Heavy Industrial Zone	Activity Rules	General	Amend	Seek that the rules relating to the 50 dBA L <sub>dn</sub> Air Noise Contour be relocated to each relevant chapter or that thorough and explicit cross references are made in the relevant zone chapters to ensure plan users are directed to the additional rules applying to land within the 50 dBA L <sub>dn</sub> Air Noise Contour.	Insert new rule:  "GIZ-R[xx] Noise sensitive activities within 50 dBA L <sub>dn</sub> Air Noise Contour <b>Activity status: NC</b> Where: 1. any noise sensitive activity within the 50 dBA L <sub>dn</sub> Air Noise Contour. <b>Activity status when compliance not achieved: N/A</b> "
254.129	Christchurch International Airport Limited - Amy Hill	WKP - West Kaiapoi	WKP - West Kaiapoi Development Area	General	Support	Support WKP - West Kaiapoi Development Area, provided that there are no amendments to the provisions applicable to the land within the 50 dBA L <sub>dn</sub> Air Noise Contour which would enable more intensification than allowed under the Operative District Plan.	Retain WKP - West Kaiapoi Development Area as notified.

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254.130	Christchurch International Airport Limited - Amy Hill	K - Kaiapoi	K - Kaiapoi Development Area	General	Amend	Part of K - Kaiapoi Development Area lies within the 50 dBA Ldn Air Noise Contour. Oppose the identification of New Development Areas within the contour as is contrary to Policy 6.3.5(4) and Policy 6.3.9(5) of the Canterbury Regional Policy Statement and would result in new noise sensitive activities being able to establish within the 50 dBA Ldn Air Noise Contour. Seek that this land is provided for business or commercial development.	Seek the Future Development Areas proposed on land falling within the 50 dBA Ldn Air Noise Contour be limited to development of non-sensitive activities only such as business or commercial development.
254.131	Christchurch International Airport Limited - Amy Hill	KR - Kaiapoi Regeneration	Activity Rules	General	Amend	Avoid noise sensitive activities within the 50 dBA L <sub>dn</sub> Air Noise Contour, in order to give effect to the Canterbury Regional Policy Statement. Not opposed to the continuation of pre-earthquake residential activities but seek that otherwise, noise sensitive activities are located outside of the contours in the Special Purpose Zone - Kaiapoi Regeneration.	Kaiapoi Regeneration land inside the 50 dBA L <sub>dn</sub> Air Noise Contour should have rules and policies that avoid noise sensitive activities consistent with the relief sought above (limit development to non-sensitive activities, and do not enable further residential development).
254.132	Christchurch International Airport Limited - Amy Hill	GRUZ - General Rural Zone	Activity Rules	General	Amend	Insert provisions to provide for appropriate regulation of bird strike risk activities within 8km and 13km of the airport runways into relevant zone chapters. If that relief is rejected, insert into District-wide rules with clear cross-references to relevant zone chapters to ensure awareness for plan users.	<p>Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:</p> <p><b><u>"Activity status: PER</u></b>  <b><u>Where:</u></b>  any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps), a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands.  Activity status when compliance not achieved: RDIS  <b><u>Matters of discretion:</u></b>  MD[xx] – Bird strike risk  <b><u>Notification:</u></b> any application arising from this rule will be notified to Christchurch International Airport Limited."</p> <p><b><u>"Activity status: RDIS</u></b>  <b><u>Where:</u></b>  1. Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps); and  2. with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge exceed 1000m<sup>2</sup>.  Activity status when compliance not achieved: N/A  <b><u>Matters of discretion:</u></b>  MD[xx] – Bird strike risk  <b><u>Notification:</u></b> any application arising from this rule will be notified to Christchurch International Airport Limited."</p> <p><b><u>"Activity status: NC</u></b>  1. any waste management facility, proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps.  Activity status when compliance not achieved: N/A"</p>
254.133	Christchurch International Airport Limited - Amy Hill	RLZ - Rural Lifestyle Zone	Activity Rules	General	Amend	Insert provisions to provide for appropriate regulation of bird strike risk activities within 8km and 13km of the airport runways into relevant zone chapters. If that relief is rejected, insert into District-wide rules with clear cross-references to relevant zone chapters to ensure awareness for plan users.	<p>Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:</p> <p><b><u>"Activity status: PER</u></b>  <b><u>Where:</u></b>  any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps), a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands.  Activity status when compliance not achieved: RDIS  <b><u>Matters of discretion:</u></b>  MD[xx] – Bird strike risk  <b><u>Notification:</u></b> any application arising from this rule will be notified to Christchurch International Airport Limited."</p> <p><b><u>"Activity status: RDIS</u></b>  <b><u>Where:</u></b>  1. Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps); and  2. with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge exceed 1000m<sup>2</sup>.</p>



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<u>Activity status when compliance not achieved: N/A</u> <b>Matters of discretion:</b> MD[xx] – Bird strike risk <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited." <b>"Activity status: NC</b> 1. any waste management facility, proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps. <u>Activity status when compliance not achieved: N/A"</u>
254.134	Christchurch International Airport Limited - Amy Hill	LLRZ - Large Lot Residential Zone	Activity Rules	General	Amend	Insert provisions to provide for appropriate regulation of bird strike risk activities within 8km and 13km of the airport runways into relevant zone chapters. If that relief is rejected, insert into District-wide rules with clear cross-references to relevant zone chapters to ensure awareness for plan users.	Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:  <b>"Activity status: PER</b> Where: any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps), a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands. <u>Activity status when compliance not achieved: RDIS</u> <b>Matters of discretion:</b> MD[xx] – Bird strike risk <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: RDIS</b> Where: 1. Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps); and 2. with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge exceed 1000m2. <u>Activity status when compliance not achieved: N/A</u> <b>Matters of discretion:</b> MD[xx] – Bird strike risk <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited." <b>"Activity status: NC</b> 1. any waste management facility, proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps. <u>Activity status when compliance not achieved: N/A"</u>
254.135	Christchurch International Airport Limited - Amy Hill	GIZ - General Industrial Zone	Activity Rules	General	Amend	Insert provisions for regulation of bird strike risk activities within 8km and 13km of the airport runways in relevant zone chapters, or alternatively, in District-Wide rules with cross-references in all relevant zone chapters to ensure plan users are aware of the rules.	Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:  <b>"Activity status: PER</b> Where: any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps), a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands. <u>Activity status when compliance not achieved: RDIS</u> <b>Matters of discretion:</b> MD[xx] – Bird strike risk <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: RDIS</b> Where: 1. Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps); and 2. with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>exceed 1000m2.</u>  <u>Activity status when compliance not achieved: N/A</u>  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: NC</b>  1. any waste management facility, proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps.  Activity status when compliance not achieved: N/A"</p>
254.136	Christchurch International Airport Limited - Amy Hill	LCZ - Local Centre Zone	Activity Rules	General	Neutral	Insert provisions for regulation of bird strike risk activities within 8km and 13km of the airport runways in relevant zone chapters, or alternatively, in District-Wide rules with cross-references in all relevant zone chapters to ensure plan users are aware of the rules.	<p>Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:</p> <p><b>"Activity status: PER</b>  Where:  any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps), a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands.  Activity status when compliance not achieved: RDIS  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: RDIS</b>  Where:  1. Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps); and  2. with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge exceed 1000m2.  Activity status when compliance not achieved: N/A  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: NC</b>  1. any waste management facility, proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps.  Activity status when compliance not achieved: N/A"</p>
254.137	Christchurch International Airport Limited - Amy Hill	NCZ - Neighbourhood Centre Zone	Activity Rules	General	Amend	Insert provisions for regulation of bird strike risk activities within 8km and 13km of the airport runways in relevant zone chapters, or alternatively, in District-Wide rules with cross-references in all relevant zone chapters to ensure plan users are aware of the rules.	<p>Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:</p> <p><b>"Activity status: PER</b>  Where:  any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps), a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands.  Activity status when compliance not achieved: RDIS  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: RDIS</b>  Where:  1. Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps); and  2. with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge exceed 1000m2.  Activity status when compliance not achieved: N/A  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>exceed 1000m2.</u>  <u>Activity status when compliance not achieved: N/A</u>  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: NC</b>  1. <u>any waste management facility proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps.</u>  Activity status when compliance not achieved: N/A"</p>
254.138	Christchurch International Airport Limited - Amy Hill	OSZ - Open Space Zone	Activity Rules	General	Amend	Insert new provisions into the relevant zone chapters that provide appropriate regulation for bird strike risk activities within 8km and 13km of the airport runways. Or, insert into district-wide rules with clear cross-references in all relevant zone chapters.	<p>Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:</p> <p><b>"Activity status: PER</b>  Where:  <u>any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps).</u> a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands.  Activity status when compliance not achieved: RDIS  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: RDIS</b>  Where:  1. <u>Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps);</u>  and  2. <u>with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge exceed 1000m2.</u>  Activity status when compliance not achieved: N/A  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: NC</b>  1. <u>any waste management facility proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps.</u>  Activity status when compliance not achieved: N/A"</p>
254.139	Christchurch International Airport Limited - Amy Hill	SARZ - Sport and Active Recreation Zone	Activity Rules	General	Amend	Insert new provisions into the relevant zone chapters that provide appropriate regulation for bird strike risk activities within 8km and 13km of the airport runways. Or, insert into district-wide rules with clear cross-references in all relevant zone chapters.	<p>Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:</p> <p><b>"Activity status: PER</b>  Where:  <u>any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps).</u> a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands.  Activity status when compliance not achieved: RDIS  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: RDIS</b>  Where:  1. <u>Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps);</u>  and  2. <u>with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge</u></p>

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							<p><u>exceed 1000m2.</u>  <u>Activity status when compliance not achieved: N/A</u>  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: NC</b>  1. <u>any waste management facility, proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps.</u>  Activity status when compliance not achieved: N/A"</p>
254.140	Christchurch International Airport Limited - Amy Hill	NOSZ – Natural Open Space Zone	Activity Rules	General	Amend	Insert new provisions into the relevant zone chapters that provide appropriate regulation for bird strike risk activities within 8km and 13km of the airport runways. Or, insert into district-wide rules with clear cross-references in all relevant zone chapters.	<p>Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:</p> <p><b>"Activity status: PER</b>  Where:  any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps), a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands.  Activity status when compliance not achieved: RDIS  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: RDIS</b>  Where:  1. Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps); and  2. with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge exceed 1000m2.  Activity status when compliance not achieved: N/A  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: NC</b>  1. any waste management facility, proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps.  Activity status when compliance not achieved: N/A"</p>
254.141	Christchurch International Airport Limited - Amy Hill	SETZ – Settlement Zone	Activity Rules	General	Amend	Insert provisions for regulation of bird strike risk activities within 8km and 13km of the airport runways in relevant zone chapters, or alternatively, in District-Wide rules with cross-references in all relevant zone chapters to ensure plan users are aware of the rules.	<p>Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:</p> <p><b>"Activity status: PER</b>  Where:  any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps), a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands.  Activity status when compliance not achieved: RDIS  <b>Matters of discretion:</b>  MD[xx] – Bird strike risk  <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited."  <b>"Activity status: RDIS</b>  Where:  1. Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps); and  2. with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p><u>exceed 1000m2.</u></p> <p><u>Activity status when compliance not achieved: N/A</u></p> <p><b><u>Matters of discretion:</u></b> MD[xx] – Bird strike risk</p> <p><b><u>Notification:</u></b> any application arising from this rule will be notified to Christchurch International Airport Limited."</p> <p><b><u>"Activity status: NC</u></b></p> <p><u>1. any waste management facility, proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps.</u></p> <p><u>Activity status when compliance not achieved: N/A"</u></p>
254.142	Christchurch International Airport Limited - Amy Hill	MRZ – Medium Density Residential Zone	Activity Rules	General	Amend	Insert provisions for regulation of bird strike risk activities within 8km and 13km of the airport runways in relevant zone chapters, or alternatively, in District-Wide rules with cross-references in all relevant zone chapters to ensure plan users are aware of the rules.	<p>Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:</p> <p><b><u>"Activity status: PER</u></b></p> <p><u>Where:</u></p> <p><u>any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps). a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands.</u></p> <p><u>Activity status when compliance not achieved: RDIS</u></p> <p><b><u>Matters of discretion:</u></b> MD[xx] – Bird strike risk</p> <p><b><u>Notification:</u></b> any application arising from this rule will be notified to Christchurch International Airport Limited."</p> <p><b><u>"Activity status: RDIS</u></b></p> <p><u>Where:</u></p> <p><u>1. Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps); and</u></p> <p><u>2. with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge.</u></p> <p><u>exceed 1000m2.</u></p> <p><u>Activity status when compliance not achieved: N/A</u></p> <p><b><u>Matters of discretion:</u></b> MD[xx] – Bird strike risk</p> <p><b><u>Notification:</u></b> any application arising from this rule will be notified to Christchurch International Airport Limited."</p> <p><b><u>"Activity status: NC</u></b></p> <p><u>1. any waste management facility, proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps.</u></p> <p><u>Activity status when compliance not achieved: N/A"</u></p>
254.143	Christchurch International Airport Limited - Amy Hill	GRZ – General Residential Zone	Activity Rules	General	Amend	Insert provisions for regulation of bird strike risk activities within 8km and 13km of the airport runways in relevant zone chapters, or alternatively, in District-Wide rules with cross-references in all relevant zone chapters to ensure plan users are aware of the rules.	<p>Insert provisions for bird strike risk on Christchurch International Airport into all relevant zones for land within 13km radius of the Airport:</p> <p><b><u>"Activity status: PER</u></b></p> <p><u>Where:</u></p> <p><u>any Bird Strike Risk Activity is proposed between an 8km and 13km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps). a birdstrike management plan prepared in consultation with CIAL has been provided to the Waimakariri District Council Planning Manager prior to the activity establishing, and accepted (within 10 days of receipt). An updated plan shall be provided to the Waimakariri District Council if the activity expands.</u></p> <p><u>Activity status when compliance not achieved: RDIS</u></p> <p><b><u>Matters of discretion:</u></b> MD[xx] – Bird strike risk</p> <p><b><u>Notification:</u></b> any application arising from this rule will be notified to Christchurch International Airport Limited."</p> <p><b><u>"Activity status: RDIS</u></b></p> <p><u>Where:</u></p> <p><u>1. Any Bird Strike Risk Activity is proposed within an 8km radius of the thresholds of the runways at Christchurch International Airport (as shown on the planning maps); and</u></p> <p><u>2. with regard to the creation of any new temporary or permanent waterbodies or stormwater basins, the combined areas of all stormwater basins and/or waterbodies that are wholly or partly within 1km of the proposed waterbody's or basin's edge.</u></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<del>insert new matter of discretion into the proposed district plan so that the extent of the proposed activity will not exceed 1000m2.</del> <del>Activity status when compliance not achieved: N/A</del> <b>Matters of discretion:</b> <del>MD[xx] – Bird strike risk</del> <b>Notification:</b> any application arising from this rule will be notified to Christchurch International Airport Limited." <b>"Activity status: NC</b> <b>1.</b> any waste management facility proposed within 13 km radius of the thresholds of the runways at Christchurch International Airport as shown on the planning maps. <b>Activity status when compliance not achieved: N/A"</b>
254.144	Christchurch International Airport Limited - Amy Hill	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	General	Amend	Insert a matter of discretion for bird strike risk on aircraft and apply to any bird strike risk activities provided for as restricted discretionary activities.	Insert new matter of discretion:  "MD[xx] – Bird strike risk The extent to which the proposed activity will be designed, operated and managed to avoid attracting bird species which constitute a hazard to aircraft."
254.145	Christchurch International Airport Limited - Amy Hill	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	General	Amend	Insert a matter of discretion related to bird strike risk on aircraft. This matter of discretion should apply to any bird strike risk activities which are provided for as restricted discretionary activities.	Insert a new matter of discretion related to bird strike risk on aircraft as follows, applicable to any bird strike risk activities which are provided for as restricted discretionary activities:  "MD[xx] – Bird strike risk The extent to which the proposed activity will be designed, operated and managed to avoid attracting bird species which constitute a hazard to aircraft."
254.146	Christchurch International Airport Limited - Amy Hill	OSRZ - Matters of Control or Discretion for all Open Space Zones	Matters of Control or Discretion for all Open Space and Recreation Zones	General	Amend	Insert a new matter of discretion related to bird strike risk on aircraft.	Insert new matter of discretion:  "MD[xx] – Bird strike risk The extent to which the proposed activity will be designed, operated and managed to avoid attracting bird species which constitute a hazard to aircraft."
254.147	Christchurch International Airport Limited - Amy Hill	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	General	Amend	Insert a matter of discretion related to bird strike risk on aircraft, applicable to any bird strike risk activities with restricted discretionary status.	Insert new matter of discretion:  "MD[xx] – Bird strike risk The extent to which the proposed activity will be designed, operated and managed to avoid attracting bird species which constitute a hazard to aircraft."
254.148	Christchurch International Airport Limited - Amy Hill	INZ - Matters of Control or Discretion for all Industrial Zones	Matters of Control and Discretion for all Industrial Zones	General	Amend	Insert a matter of discretion related to bird strike risk on aircraft, applicable to any bird strike risk activities with restricted discretionary status.	Insert new matter of discretion:  "MD[xx] – Bird strike risk The extent to which the proposed activity will be designed, operated and managed to avoid attracting bird species which constitute a hazard to aircraft."
254.149	Christchurch International Airport Limited - Amy Hill	Planning Maps	General	General	Amend	Support the inclusion of the 50 dBA L <sub>dn</sub> Air Noise Contour and 55 dBA L <sub>dn</sub> Air Noise Contour overlays on the planning maps.	Amend so that the contours are labelled clearly and described in the Plan so that plan users understand the noise levels and what the contours relate to, as a sub-set of the generalised "Noise Control Overlay" notation.
254.150	Christchurch International Airport Limited - Amy Hill	Planning Maps	General	General	Amend	Insert 8km and 13km bird strike risk management areas into the planning maps as a new overlay.	Insert 8km and 13km bird strike risk management areas into the planning maps as a new overlay.
254.151	Christchurch International Airport Limited - Amy Hill	NOISE - Te orooro - Noise	General	General	Amend	Support provisions that avoid noise sensitive activities in the 50 dBA L <sub>dn</sub> Air Noise Contour and insulate new buildings in the 55 dBA L <sub>dn</sub> Air Noise Contour. Amend to provide for these matters (refer Appendix B submission). "Noise boundaries" under New Zealand Standard NZS 6805:1992 "Airport Noise Management and Land Use Planning" is implemented nationally. The 50 dBA L <sub>dn</sub> Air Noise Contour is the outer control boundary for Greater Christchurch and where controls are needed to manage the new noise sensitive activities near the Airport. This is to limit occupants subjected to higher noise levels, and noise effects from aircraft operation, and avoid reverse sensitivity effects on the Airport. The 55 dBA L <sub>dn</sub> Air Noise Contour is where extra controls are needed so new buildings/extensions are insulated to mitigate aircraft noise effects on occupants.	Support provisions that avoid noise sensitive activities in the 50 dBA L <sub>dn</sub> Air Noise Contour and insulate new buildings in the 55 dBA L <sub>dn</sub> Air Noise Contour. Amend to provide for these matters (refer to Appendix B in full submission). "Noise boundaries" under New Zealand Standard NZS 6805:1992 "Airport Noise Management and Land Use Planning" is implemented nationally. The 50 dBA L <sub>dn</sub> Air Noise Contour is the outer control boundary for Greater Christchurch and where controls are needed to manage the new noise sensitive activities near the Airport. This is to limit occupants subjected to higher noise levels, and noise effects from aircraft operation, and avoid reverse sensitivity effects on the Airport. The 55 dBA L <sub>dn</sub> Air Noise Contour is where extra controls are needed so new buildings/extensions are insulated to mitigate aircraft noise effects on occupants.

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254.152	Christchurch International Airport Limited - Amy Hill	NOISE - Te orooro - Noise	General	General	Amend	Christchurch International Airport Limited has completed the air noise contour remodelling work, required by Policy 6.3.11(3) of the Canterbury Regional Policy Statement (CRPS) and provided updated contours based on two different modelling approaches (a contour which models the annual average noise levels, and a contour which models an outer envelope of the average busiest three month period on each runway) to the Canterbury Regional Council for peer review. As the updated contours are not yet confirmed, the current Air Noise Contours shown on Map A of the CRPS remain. The most notable change between the updated Air Noise Contours and the contours in Map A CRPS is the shape, with the updated Air Noise Contours extending further west than the Map A contours (refer to Appendix C of submission for remodelled contours). This is due to changes in aircraft flight paths associated with significant changes in aviation navigation, which have improved safety, reduced carbon emissions, and directed departure flight paths away from urban areas. It is important for the Proposed District Plan to be prepared with this parallel contour remodelling process in mind. Support the predominantly rural zoning notified on land to the West of Kaiapoi and in the vicinity of Ohoka. The updated contours provide relevant and important up to date information about aircraft noise in the district. It would be inappropriate to alter the rural zoning of the land, or expand or intensify existing residential or semi-urban zoning, in areas that are likely to fall within the updated Air Noise Contours.	Retain the predominantly rural zoning on land west of Kaiapoi, and in the vicinity of Ohoka, as it would be inappropriate to alter the rural zoning of the land which may be located within updated Air Noise Contours, which are still being finalised. Retain residential or semi-urban zoning such as Large Lot Residential or Settlement zoning, within areas that are likely to be located within the updated Air Noise Contours, which are still being finalised.
254.153	Christchurch International Airport Limited - Amy Hill	General	General	General	Amend	Activities with adverse reverse sensitivity effects, or that are incompatible with airport activities require a clause in relevant rules to notify Christchurch International Airport of any application under those rules.	Activities with adverse reverse sensitivity effects, or that are incompatible with airport activities require a clause in relevant rules to notify Christchurch International Airport of any application under those rules.
254.154	Christchurch International Airport Limited - Amy Hill	General	General	General	Amend	Management of effects for aircraft noise and bird strike are not contemplated by National Planning Standards framework. While relating to noise and infrastructure, they manage use, development and protection of resources in zones under the 50 dBA L <sub>dn</sub> Air Noise Contour or runways' radius where bird strike risk potential requires management. Management of subdivision is also relevant for the 50 dBA L <sub>dn</sub> Air Noise Contour. There are several places to incorporate these rules in the Plan. Ensure rules managing land use within the 50 dBA and 55 dBA L <sub>dn</sub> Air Noise Contours and bird strike risk are located where visible and clear to plan users. Landowners mostly check zone rules for controls on their property affecting land use, rather than the 'Energy, Infrastructure and Transport' Chapter or 'Noise' Chapter. Wherever rules are located, clear cross-references are needed which are not currently provided. Rectify with insertion of clear, thorough cross-references.	Clear, thorough cross-references linking relevant rules and other parts of the Proposed District Plan are essential and not provided in Proposed District Plan.
254.155	Christchurch International Airport Limited - Amy Hill	GRZ – General Residential Zone	Activity Rules	GRZ-R13	Amend	Amend GRZ-R13 as childcare facilities are noise sensitive activities and should be subject to scrutiny so that effects on occupants and airport operations can be considered.	Amend GRZ-R13:  <b>"Activity status: PER</b> Where: ... <u>6. the site is not within the 50 dBA Ldn Air Noise Contour.</u> Activity status when compliance <u>with GRZR13(1)-(5) is not achieved: DIS</u> Activity status when compliance <u>with GRZ-R13(6) is not achieved: RDIS</u> <b><u>Matters of discretion are limited to:</u></b> <b><u>RES-MD[xx] – Christchurch International Airport</u></b> <b><u>Notification:</u></b> <b><u>Any application involving a breach of GRZ-R13 (6) shall be limited notified at least to Christchurch International Airport (absent its written approval)."</u></b>
255.1	Rangiora and Districts Early Records Society - C/- Mr David Ayers	OSZ - Open Space Zone	Activity Rules	OSZ-R12	Neutral	Note that the Open Space Zone rules have the potential to affect the operations of the Rangiora Museum. Request clarification of implications of these rules for Rangiora Museum on Good Street reserve, Rangiora, given Council owns site.	Explain to Rangiora and Districts Early Records Society Inc the potential implications of Open Space zoning for Rangiora Museum site.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
256.1	Chloe Chai and; Mark McKitterick	Planning Maps	General	General	Oppose	<p>Oppose the Rural Lifestyle Zone (RLZ) and Non-Urban Flood Assessment Overlay being applied to 67 Siena Place and San Dona, and request rezoning to Large Lot Residential Zone, and application of Urban Flood Hazard Assessment Overlay.</p> <p>San Dona allotments are between 1.2 and 2.18ha and do not meet the minimum area of 4ha of RLZ. The primary use of land is not rural and olive oil pressing is not economically viable.</p> <p>Residents oppose that San Dona was left out of the Rural Residential Strategy, especially since infrastructure has been improved.</p> <p>Rezoning would consolidate Mandeville, infill development is efficient and effective use of land, would give effect to the requirements of the National Policy Statement for Urban Development 2020 and it is consistent with the Canterbury Regional Policy Statement as it would not convert productive land to residential. Rezoning would also contribute more to the rates base and support the population of local primary schools.</p> <p>The projected growth expectations for the next 30 years are 600 additional properties in the Ohoka drainage scheme, and Council has planned expenditure for capital works to resolve drainage issues. Infill development in San Dona can address stormwater flows at the time of consent. New water supply connections will be catered for by the planned 500m<sup>3</sup> new reservoir at Two Chain Road. Additional planned pump upgrades will provide capacity for 50 years of growth. New wastewater systems will be required and details provided at the time of development.</p>	Rezone San Dona to Large Lot Residential Zone with an Urban Flood Assessment overlay so there is consistent application of District Plan provisions across Mandeville North.
256.2	Chloe Chai and; Mark McKitterick	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Support	<p>The existing area of San Dona and future development can be consistent with SD-O1. The area does not have the environmental features identified in (1), (2) and (3), land and water resources can continue to be managed through existing reticulation to Council water services, existing drainage systems enable some ecosystem, natural processes and drainage of freshwater and can continue to be maintained and enhanced.</p>	Retain SD-O1 as notified.
256.3	Chloe Chai and; Mark McKitterick	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	<p>Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SD-O2 as it would consolidate and integrate with the rest of Mandeville, provide housing opportunities and allow additional density, support the Mandeville business area and community facilities, contribute to Council three waters services and provide additional support to develop infrastructure and upgrades. It would continue to support the hierarchy of Oxford, Kaiapoi and Rangiora as the District's main centres. The intensification of San Dona would be the same as that already existing in Mandeville. It would not impact the Special Purpose Zone (Kāinga Nohoanga) or Ngāi Tūāhuriri cultural values, and would not result in an overall change in character or amenity.</p>	<p>Amend SD-O2(9) to allow for suitable Large Lot Residential areas to be considered and not limited to Waimakariri Rural Residential Strategy, otherwise Large Lot Residential Zones within Mandeville would be inconsistent with this objective.</p> <p>"... 9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure ..."</p>
256.4	Chloe Chai and; Mark McKitterick	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Support	<p>Rezoning San Dona from Rural to Large Lot Residential Zone will not impact accessibility and connectivity, it will support efficient and effective infrastructure operations through further rates and development contributions. Surrounding environmental effects have already been managed with the reticulation of San Dona services managed by Council, and further development enables improvements and upgrades. And it is a more sustainable outcome and better use of unproductive land.</p>	Retain SD-O3 as notified.
256.5	Chloe Chai and; Mark McKitterick	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Neutral	<p>San Dona is not consistent with SD-O4 as it is not contributing to the District as Rural Productive land. Rezoning San Dona from Rural to Large Lot Residential Zone will recognise that San Dona is not a rural production area and does not need to be limited to rural use activities as existing sites are 1.2-1.8ha, and it will continue to enable other more 'rural' areas to establish and operate rural production activities.</p>	Neutral on SD-O4.
256.6	Chloe Chai and; Mark McKitterick	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O5	Neutral	<p>Rezoning San Dona to Large Lot Residential Zone will not change the role of Ngāi Tūāhuriri Rūnanga in the management of natural and physical resources of the District.</p>	Neutral on SD-O5.
256.7	Chloe Chai and; Mark McKitterick	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O6	Support	<p>Rezoning San Dona to Large Lot Residential Zone will be consistent with SD-O6 and will still require natural hazard assessment under s.106 of the Resource Management Act 1991 at the time of subdivision to create new allotments, same as any other subdivision in the District.</p>	Support SD-O6 as notified.
256.8	Chloe Chai and; Mark McKitterick	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Support	<p>Rezoning San Dona to Large Lot Residential Zone is consistent with UFD-O1 and will contribute a limited amount (based on existing lot size and available change of density of those existing lots) to the housing demand.</p>	Support UFD-O1 as notified.
256.9	Chloe Chai and; Mark McKitterick	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Neutral	<p>The majority of Mandeville is identified as an urban area. No development capacity for commercial or industrial activity is sought.</p>	Neutral on UFD-O2.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
256.10	Chloe Chai and; Mark McKitterick	El - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	El-O1	Neutral	El-O1 applies to the whole District therefore applies to San Dona regardless of proposed rezoning.	Neutral on El-O1.
256.11	Chloe Chai and; Mark McKitterick	El - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	El-O2	Neutral	El-O2 applies to the whole District therefore applies to San Dona regardless of proposed rezoning.	Neutral on El-O2.
256.12	Chloe Chai and; Mark McKitterick	El - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	El-O3	Support	El-O3 applies to the whole District, therefore applies to San Dona regardless of proposed rezoning. It is appropriate that El-O3 applies to San Dona as it is surrounded by Rural Lifestyle zoning.	Retain El-O3 as notified.
256.13	Chloe Chai and; Mark McKitterick	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P1	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would require additional connections to infrastructure, or upgrades. El-P1 would apply regardless of zoning.	Neutral on El-P1.
256.14	Chloe Chai and; Mark McKitterick	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P2	Support	The proposed rezoning from Rural Lifestyle Zone to Large Lot Residential Zone will require additional connections to reticulated infrastructure and may require upgrades. El-P2 applies to the District therefore applies regardless of zoning.	Retain El-P2 as notified.
256.15	Chloe Chai and; Mark McKitterick	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P3	Support	The proposed rezoning will require additional connections to reticulated infrastructure and may require upgrades. Flexibility in potential engineering solutions that allow for new technologies is an appropriate response to servicing requirements.	Retain El-P3 as notified.
256.16	Chloe Chai and; Mark McKitterick	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P4	Neutral	El-P4 applies District-wide and does not relate to the rezoning request sought by this submission.	Neutral on El-P4.
256.17	Chloe Chai and; Mark McKitterick	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P5	Neutral	The proposed rezoning would require additional connections to reticulated infrastructure and may require upgrades.	Neutral on El-P5.
256.18	Chloe Chai and; Mark McKitterick	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P6	Neutral	The proposed rezoning would require additional connections to reticulated infrastructure and may require upgrades to accommodate development. It is appropriate that the development ensure effects on infrastructure are considered at the time of consent.	Neutral on El-P6.
256.19	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone will be consistent with SUB-O1. It can provide additional housing and consolidate Mandeville while maintaining the character, form and function of the village. There are no cultural, heritage and conservation values identified in the area, and it can be designed to be resilient to natural hazards (particularly in relation to flooding) by determination of appropriate floor levels and access points at the time of subdivision.	Retain SUB-O1 as notified.
256.20	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O2	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-O2 and may enable further subdivision. Further development would enable provision, use and maintenance of existing infrastructure and contribute to the rating base and Development Contribution planned upgrades.	Retain SUB-O2 as notified.
256.21	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O3	Neutral	SUB-O3 is not applicable to San Dona.	Neutral on SUB-O3.
256.22	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-P1.	Retain SUB-P1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
256.23	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would result in SUB-P2 clause (1) applying instead of (2). San Dona does not viably achieve primary production thus the residential part of the policy is appropriate and development would be consistent with this.	Retain SUB-P2 as notified.
256.24	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Support	Further development as a result of rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-P3 as subdivision would enable consideration of allotment size and layout, it is unlikely any new roads would be required, and the requirements for water and flood mitigation could be achieved.	Retain SUB-P3 as notified.
256.25	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Policies	SUB-P4	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would better integrate San Dona with the rest of Mandeville by providing consistent zoning, which would manage setbacks, landscaping, existing screening and reverse sensitivity effects.	Retain SUB-P4 as notified.
256.26	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Policies	SUB-P5	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-P5 as only some existing allotments may be developed, resulting in a variety of site sizes.	Retain SUB-P5 as notified.
256.27	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would not require an Outline Development Plan as development would be infill.	Neutral on SUB-P6.
256.28	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would not require an Outline Development Plan as development would be infill.	Neutral on SUB-P7.
256.29	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Support	Rezoning San Dona from Rural to Large Lot Residential Zone would enable infill development and would need to meet the subdivision infrastructure requirements in accordance with SUB-P8, such as by determining capacity and upgrades where necessary.	Retain SUB-P8 as notified.
256.30	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Policies	SUB-P9	Neutral	SUB-P9 has little relevance to the proposed rezoning of San Dona as the area has no waterbodies to which Esplanade provisions would apply.	Neutral on SUB-P9.
256.31	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Policies	SUB-P10	Neutral	SUB-P10 is not relevant to the proposed rezoning of San Dona as the area has no waterbodies to which Esplanade provisions would apply.	Neutral on SUB-P10.
256.32	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R1	Support	Support SUB-R1 as is appropriate to achieve the Subdivision Objectives and Policies for the proposed San Dona rezoning.	Retain SUB-R1 as notified.
256.33	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Support	Support SUB-R2 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed San Dona rezoning.	Retain SUB-R2 as notified.
256.34	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R3	Support	Support SUB-R3 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed San Dona rezoning.	Retain SUB-R3 as notified.
256.35	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R4	Support	Rezoning San Dona to Large Lot Residential Zone would not change application of SUB-R4 as this applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain SUB-R4 as notified.
256.36	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R5	Support	Support SUB-R5 as is appropriate to achieve Subdivision objective and policies for the proposed San Dona rezoning.	Retain SUB-R5 as notified.
256.37	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Support	SUB-S1 applies to San Dona regardless of the proposed rezoning to Large Lot Residential Zone, except with a different minimum allotment area.	Retain SUB-S1 as notified.
256.38	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S2	Neutral	SUB-S2 does not apply to San Dona regardless of whether it remains Rural Lifestyle Zone or is rezoned to Large Lot Residential Zone, as subdivision in either case would require connection to reticulated wastewater services which is exempted from SUB-S2.	Neutral on SUB-S2.
256.39	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Neutral	SUB-S3 would not apply to San Dona, regardless of whether it remains Rural Lifestyle Zone, or is rezoned to Large Lot Residential Zone (LLRZ) as SUB-S3 exempts the LLRZ.	Neutral on SUB-S3.
256.40	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Neutral	SUB-S4 does not apply to San Dona regardless of whether it remains Rural Lifestyle Zone or is rezoned to Large Lot Residential Zone, as any development would be infill and not require an Outline Development Plan.	Neutral on SUB-S4.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
256.41	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S5	Neutral	SUB-S5 applies to subdivision in all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S5.
256.42	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S6	Neutral	SUB-S6 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S6.
256.43	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S7	Support	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S7 becoming applicable as a residential site, however this would not apply to submitters property at 67 Siena Place as is not located on a corner.	Retain SUB-S7 as notified.
256.44	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S8	Neutral	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S8 becoming not applicable as a residential site.	Neutral on SUB-S8.
256.45	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S9	Support	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S9 becoming "Applicable" as a residential site.	Retain SUB-S9 as notified.
256.46	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S10	Neutral	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S10 becoming not applicable in favour of the application of SUB-S9 as a residential site.	Neutral on SUB-S10.
256.47	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S11	Neutral	SUB-S11 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S11.
256.48	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S12	Support	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S12 becoming applicable as a residential site. San Dona is reticulated to the Council wastewater reticulated system via a STEP system and new wastewater connections would be provided as required.	Retain SUB-S12 as notified.
256.49	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S13	Neutral	SUB-S13 is not applicable to San Dona regardless of rezoning to Large Lot Residential Zone, as it does not have onsite wastewater effluent disposal fields.	Neutral on SUB-S13.
256.50	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S14	Neutral	SUB-S14 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S14.
256.51	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S15	Neutral	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S15 becoming applicable as a residential site. SUB-R15 would require consideration of stormwater attenuation for future development.	Neutral on SUB-S15.
256.52	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S16	Neutral	Rezoning San Dona to Large Lot Residential Zone would make SUB-S16 not applicable, with SUB-S15 applying instead.	Neutral on SUB-S16.
256.53	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S17	Neutral	SUB-S17 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S17.
256.54	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S18	Neutral	SUB-S18 applies to subdivision in all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S18.
256.55	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would require the same management of natural hazard risk as the rest of Mandeville, and (2) and (3) would not apply as it is not in the Ashley Fault Avoidance Overlay or High Hazard Flooding Area, and no longer outside urban environment.	Neutral on NH-O1.
256.56	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Neutral	NH-O2 applies to San Dona in respect of new and existing infrastructure regardless of whether it remains Rural Lifestyle Zone or is rezoned Large Lot Residential Zone.	Neutral on NH-O2.
256.57	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O3	Neutral	NH-O3 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this objective.	Neutral on NH-O3.
256.58	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O4	Neutral	NH-O4 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this objective.	Neutral on NH-O4.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
256.59	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Support	NH-P1 and overlay approach apply to all zones, therefore rezoning San Dona to Large Lot Residential Zone is unaffected by this policy.	Retain NH-P1 as notified.
256.60	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P2	Support	Rezone San Dona to Large Lot Residential Zone and locate within the Urban Flood Assessment Overlay so that NH-P2 applies. It is appropriate that minimum floor levels, flood storage capacity, conveyance and mitigation to achieve 'low risk' from flooding is considered at the time of further development when building platforms are known. Note San Dona is not located in the "High Hazard" 200 year localised flood event but is located in an overland flow path that would need to be considered in regard to this policy and development.	Retain NH-P2 as notified.
256.61	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P3	Support	NH-P3 would no longer apply to San Dona should it be rezoned from Rural Lifestyle Zone to Large Lot Residential Zone. Note the District Plan does not identify the "High" Flood Hazard areas, however the Natural Hazards Interactive Viewer confirms that in the 200 year localised flood event San Dona is not in the "High Hazard" flood area.	Retain NH-P3 as notified.
256.62	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P4	Support	NH-P4 would apply to San Dona if it was rezoned to Large Lot Residential Zone. Developments would need to comply with NH-P4 as it applies to development in any urban zone outside of high hazard flooding areas. Note San Dona is not in the "High Hazard" flood area in the 200 year localised flood event map. However, is in an overland flow path that would need to be considered by any development. It is appropriate that minimum floor levels, flood storage capacity, conveyance and measures for flooding are demonstrated at the time of further development when building platform locations and site specific site development is known.	Retain NH-P4 as notified.
256.63	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P5	Neutral	NH-P5 is not applicable to 67 Siena Place or San Dona as are not located in a fault awareness or avoidance overlay.	Neutral on NH-P5.
256.64	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P6	Support	67 Siena Place is located within the Liquefaction Hazard Overlay, and NH-P6 would apply should it be rezoned from Rural Lifestyle Zone to Large Lot Residential Zone, which may enable subdivision.	Retain NH-P6 as notified.
256.65	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P7	Support	NH-P7 applies to all zones.	Retain NH-P7 as notified.
256.66	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P8	Neutral	NH-P8 applies to all properties.	Neutral on NH-P8.
256.67	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P9	Neutral	NH-P9 applies across the District.	Neutral on NH-P9.
256.68	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P10	Support	NH-P10 applies across the District and to any existing infrastructure in Mandeville. Rezoning San Dona to Large Lot Residential Zone may lead to new infrastructure being required, or upgrades being undertaken to existing infrastructure.	Support NH-P10.
256.69	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P11	Support	NH-P11 applies to San Dona regardless of the request to rezone as Large Lot Residential Zone, as is not in high flood hazard areas. Rezoning San Dona may lead to new infrastructure being required, or upgrades being undertaken.	Retain NH-P11 as notified.
256.70	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P12	Neutral	NH-P12 is not applicable to the submission as 67 Siena Place is not within a high flood hazard area.	Neutral on NH-P12.
256.71	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Neutral	NH-P13 is not applicable to the submission as 67 Siena Place is not located within a high flood hazard or high coastal flood hazard area.	Neutral on NH-P13.
256.72	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P15	Oppose	Amend NH-P15 to ensure it is applied as intended, with a new definition created for 'natural feature'. 67 Siena Place and San Dona naturally provide for an overland flowpath, however berms, and water bodies consisting of man made water races and drainage swales are not 'natural features'. Development can mitigate natural hazard effects and provide engineering design that accounts for overland flow, however this may not mean the general landform is protected, restored, maintained or enhanced.	Amend NH-P15 and Definitions:  "Protect <u>natural features</u> which assist in avoiding or reducing the impacts from natural hazards, <del>such as natural ponding areas, wetlands, water body margins and riparian margins, dunes, berms and beaches</del> from inappropriate subdivision, use and development and restore, maintain or enhance the functioning of these features." Where: 'Natural Feature' is defined as: <u>"natural ponding areas, wetlands, water body margins and riparian margins, dunes, and beaches. Excludes man-made water races and drainage infrastructure such as swales and Stormwater Management Areas."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
256.73	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P16	Oppose	<p>NH-P16 reference to managed retreat and relocation suggests this best applies in Coastal Hazard and High Flood Hazard situations, however it refers to all defined 'natural hazards'. Much of the District is located within the flood hazard overlays and liquefaction management, and other policies appropriately address subdivision and development activities in these overlays.</p> <p>The use of the word 'encourage' does not seem to contradict these other policies, however it would be concerning if NH-P16 was interpreted as unsupportive for effects to be 'mitigated' rather than 'reduced'.</p>	<p>Amend NH-P16 as shown below:</p> <p>"Encourage redevelopment, or changes in land use, where that would reduce <u>or mitigate</u> the risk of adverse effects from natural hazards, including managed retreat and designing for relocation or recoverability from natural hazard events."</p>
256.74	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P18	Neutral	Existing hedges at 67 Siena Place and San Dona have not caused adverse ice or wildfire effects. Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone makes no difference to application of NH-P18.	Neutral on NH-P18.
256.75	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P19	Oppose	NH-P19 seems superfluous and unnecessary given other proposed comprehensive and detailed policies, and that it simply 'encourages consideration of other' hazards. The District Plan and Resource Management Act 1991 (RMA) define 'natural hazards' and the RMA requires consideration of them, as do NH-O1 to NH-O4. Either delete NH-P19, or it should refer to what 'other' hazards are to be considered.	<p>Delete NH-P19, or clarify the word 'other' as follows:</p> <p>"Encourage the consideration of <u>other earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire</u> natural hazards as part of subdivision, use and development."</p>
256.76	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R1	Support	Rezoning San Dona to Large Lot Residential Zone would result in NH-R1 becoming "Applicable" as a residential site and located in the Urban Flood Assessment Overlay.	Retain NH-R1 as notified.
256.77	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would result in NH-R2 becoming 'not applicable' as a residential site located in the Urban Flood Assessment Overlay.	Retain NH-R2 as notified.
256.78	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R3	Support	NH-R3 would still apply to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone as it applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R3 as notified.
256.79	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Support	NH-R4 would still apply to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone, as it applies in both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R4 as notified.
256.80	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R7	Neutral	NH-R7 would no longer apply to San Dona should it be rezoned to Large Lot Residential Zone (LLRZ), consistent with the rest of Mandeville zoned LLRZ. All large trees and shelterbelts in Mandeville are existing whether or not they back onto Tram Road, or exceed these heights or setbacks.	Neutral on NH-R7.
256.81	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R8	Support	NH-R8 may be applicable to San Dona and Mandeville for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R8 as notified.
256.82	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R9	Support	NH-R9 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R9 as notified.
256.83	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R10	Support	NH-R10 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R10 as notified.
256.84	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R11	Support	NH-R11 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R11 as notified.
256.85	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R12	Support	NH-R12 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R12 as notified.
256.86	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R13	Support	NH-R13 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R13 as notified.
256.87	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R14	Support	NH-R14 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R14 as notified.
256.88	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S1	Support	Support NH-S1 as should San Dona be rezoned from Rural Lifestyle Zone to Large Lot Residential Zone, it will require application of this standard, and Council will provide a Flood Assessment Certificate which will ensure consistent administration of the District Plan and assessed flood levels which will avoid case by case external costly flood assessments.	Retain NH-S1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
256.89	Chloe Chai and; Mark McKitterick	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Support	Rezoning San Dona to Large Lot Residential Zone would contribute to providing for sustainable residential growth in Mandeville by enabling more housing in an existing location, is responsive to community wishes, and enables redevelopment as a more efficient land use.	Retain RESZ-O1 as notified.
256.90	Chloe Chai and; Mark McKitterick	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O2	Support	Rezoning San Dona to Large Lot Residential Zone would recognise the existing contribution of San Dona to Mandeville infrastructure by enabling further efficient and sustainable use of land and infrastructure.	Retain RESZ-O2 as notified.
256.91	Chloe Chai and; Mark McKitterick	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O3	Support	Rezoning San Dona to Large Lot Residential Zone would enable San Dona to contribute to Mandeville village with the same form, scale and design of development by providing for infill within the bounds of the existing developed area.	Retain RESZ-O3 as notified.
256.92	Chloe Chai and; Mark McKitterick	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O4	Support	Support that non-residential activities be small scale.	Retain RESZ-O4 as notified.
256.93	Chloe Chai and; Mark McKitterick	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would contribute to housing choice in Mandeville, without encouraging sprawl into productive rural land.	Retain RESZ-O5 as notified.
256.94	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Objectives	LLRZ-O1	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with LLRZ-O1 by enabling high quality, low density detached residential units on generous sites the same as the rest of Mandeville with similar environment and effects, whilst enabling the continuation of existing activities for agriculture.	Retain LLRZ-O1 as notified.
256.95	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P1	Support	San Dona is already consistent with LLRZ-P1, and would further be consistent if rezoned from Rural Lifestyle Zone to Large Lot residential Zone which would enable infill development of low density detached residential units. Scale and location could be managed at subdivision and open character and outlook could be maintained.	Retain LLRZ-P1 as notified.
256.96	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P2	Support	San Dona is consistent with LLRZ-P2, and can continue to be consistent if rezoned to Large Lot Residential Zone. Rezoning would enable consistency of current scale of residential activities, agricultural activities to continue and community, commercial and non-residential activities are not anticipated.	Retain LLRZ-P2 as notified.
256.97	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P3	Support	San Dona is consistent with LLRZ-P3, and can continue to be consistent if rezoned Large Lot Residential Zone. Rezoning would not cause any difference in reverse sensitivity, and achieve separation distances.	Retain LLRZ-P3 as notified.
256.98	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P4	Support	San Dona is consistent with LLRZ-P4, and can continue to be consistent in relation to any infill potential if rezoned to Large Lot Residential Zone. Rezoning would acknowledge that San Dona has low levels of noise, outdoor street lighting, traffic signage only, and low dust, odour and traffic. It does not have kerb, channel or footpaths.	Retain LLRZ-P4 as notified.
256.99	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P5	Support	LLRZ-P5 is not relevant to San Dona as it does not require a Large Lot Residential Overlay or Outline Development Plan as it is an existing development proposing infill development.	Retain LLRZ-P5 as notified.
256.100	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R1	Support	Support LLRZ-R1 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R1 as notified.
256.101	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R2	Support	Support LLRZ-R2 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
256.102	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R3	Support	Support LLRZ-R3 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R3 as notified.
256.103	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R4	Support	Support LLRZ-R4 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R4 as notified.
256.104	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R5	Support	Support LLRZ-R5 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R5 as notified.
256.105	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R6	Support	Support LLRZ-R6 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R6 as notified.
256.106	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R7	Support	Support LLRZ-R7 as it is appropriate to achieve the Large Lot Residential Zone objectives and policies when applied to San Dona.	Retain LLRZ-R7 as notified.
256.107	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R8	Support	Support LLRZ-R8 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Support LLRZ-R8 as notified.
256.108	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R9	Support	Support LLRZ-R9 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona	Retain LLRZ-R9 as notified.
256.109	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R10	Support	Support LLRZ-R10 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R10 as notified.
256.110	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R11	Support	Support LLRZ-R11 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona	Retain LLRZ-R11 as notified.
256.111	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R12	Support	Support LLRZ-R12 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona	Retain LLRZ-R12 as notified.
256.112	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R13	Support	Support LLRZ-R13 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R13 as notified.
256.113	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R14	Support	Support LLRZ-R14 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R14 as notified.
256.114	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R15	Support	Support LLRZ-R15 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R15 as notified.
256.115	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R16	Support	Support LLRZ-R16 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R16 as notified.
256.116	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R17	Support	Support LLRZ-R17 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R17 as notified.
256.117	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R18	Support	Support LLRZ-R18 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R18 as notified.
256.118	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R19	Support	Support LLRZ-R19 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R19 as notified.
256.119	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R20	Support	Support LLRZ-R20 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R20 as notified.



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256.120	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R21	Support	Support LLRZ-R21 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R21 as notified.
256.121	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R22	Support	Support LLRZ-R22 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R22 as notified.
256.122	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R23	Support	Support LLRZ-R23 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R23 as notified.
256.123	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R24	Support	Support LLRZ-R24 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R24 as notified.
256.124	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R25	Support	Support LLRZ-R25 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R25 as notified.
256.125	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R26	Support	Support LLRZ-R26 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R26 as notified.
256.126	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R27	Support	Support LLRZ-R27 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R27 as notified.
256.127	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R28	Support	Support LLRZ-R28 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R28 as notified.
256.128	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R29	Support	Support LLRZ-R29 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R29 as notified.
256.129	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R30	Support	Support LLRZ-R30 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R30 as notified.
256.130	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R31	Support	Support LLRZ-R31 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R31 as notified.
256.131	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R32	Support	Support LLRZ-R32 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R32 as notified.
256.132	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R33	Support	Support LLRZ-R33 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R33 as notified.
256.133	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R34	Support	Support LLRZ-R34 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R34 as notified.
256.134	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R35	Support	Support LLRZ-R35 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R35 as notified.
256.135	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R36	Support	Support LLRZ-R36 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R36 as notified.
256.136	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R37	Support	Support LLRZ-R37 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R37 as notified.
256.137	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R38	Support	Support LLRZ-R38 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R38 as notified.

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256.138	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R39	Support	Support LLRZ-R39 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R39 as notified.
256.139	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R40	Support	Support LLRZ-R40 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R40 as notified.
256.140	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R41	Support	Support LLRZ-R41 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R41 as notified.
256.141	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R42	Support	Support LLRZ-R42 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R42 as notified.
256.142	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R43	Support	Support LLRZ-R43 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R43 as notified.
256.143	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R44	Support	Support LLRZ-R44 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-R44 as notified.
256.144	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS1	Support	Support LLRZ-BFS1 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-BFS1 as notified.
256.145	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS2	Support	Support LLRZ-BFS2 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-BFS2 as notified.
256.146	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS3	Support	Support LLRZ-BFS3 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-BFS3 as notified.
256.147	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS4	Support	Support LLRZ-BFS4 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-BFS4 as notified.
256.148	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS5	Support	Support LLRZ-BFS5 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-BFS5 as notified.
256.149	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS6	Support	Support LLRZ-BFS6 as it is appropriate to achieve the Large Lot Residential Zone Objectives and Policies when applied to San Dona.	Retain LLRZ-BFS6 as notified.
256.150	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R5	Support	NH-R5 would still be applicable to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone as it applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R5 as notified.
256.151	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Support	NH-R6 would still be applicable to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone as it applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R6 as notified.
256.152	Chloe Chai and; Mark McKitterick	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS7	Oppose	<p>Much of San Dona and Mandeville village have shelterbelts and hedging on boundaries which are typically in conjunction with rural post and wire fencing. Existing hedging would likely be retained during infill development therefore LLRZ-BFS7 should apply to new fencing only.</p> <p>Delete Figure LLRZ-2 and references to it as visual permeability required does not make sense in the Large Lot Residential Zone, and does not depict post and wire/rail fencing required by LLRZ-BFS7. That is, unless it is intended solely for Greenfield development. Restricting other internal site fencing to 30m length is unnecessary given other rules allow land use effects to be internalised within the site. On any large site (ie at a minimum area of 5000m<sup>2</sup>) internal fencing should not be prescribed so as not to limit activities identified in LLRZ-R1 to R44.</p>	<p>Amend LLRZ-BFS7:</p> <p>"1. Any <u>new</u> fencing located on or within 15m from any road boundary shall:</p> <p>a. be no higher than 1.2m above ground level; and</p> <p>b. be a farm-style post and wire or post and rail fence; and</p> <p><del>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</del></p> <p>2. Any <u>new</u> fencing located on or within 10m of an internal boundary shall:</p> <p>a. be no higher than 1.8m above ground level; and</p> <p>b. be a farm-style post and wire or post and rail fence; and</p> <p><del>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</del></p> <p><del>3. Any fencing located outside the areas specified in (1) and (2) above shall:</del></p> <p><del>a. be a farm-style post and wire or post and rail fence; or</del></p> <p><del>b. have a maximum height above ground level of 1.8m and</del></p> <p><del>c. be not more than 30m along any length of the fence."</del></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
256.153	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R6	Support	Support SUB-R6 as is appropriate to achieve Subdivision objective and policies for the proposed San Dona rezoning.	Retain SUB-R6 as notified.
256.154	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R7	Support	Support SUB-R7 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R7 as notified.
256.155	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R8	Support	Support SUB-R8 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R8 as notified.
256.156	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R9	Support	Support SUB-R9 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R9 as notified.
256.157	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Support	Support SUB-R10 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R10 as notified.
256.158	Chloe Chai and; Mark McKitterick	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R11	Support	Support SUB-R11 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R11 as notified.
256.159	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P14	Neutral	NH-P14 is not applicable as 67 Siena Place is not within a fault.	Nil.
256.160	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Policies	NH-P17	Neutral	NH-P17 is not applicable as 67 Siena Place is not in the Coastal Environment.	Nil.
256.161	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R15	Neutral	NH-R15 is not applicable to 67 Siena Place or San Dona.	Nil.
256.162	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R16	Neutral	NH-R16 is not applicable to 67 Siena Place or San Dona.	Nil.
256.163	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R17	Neutral	NH-R17 is not applicable to 67 Siena Place or San Dona.	Nil.
256.164	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R18	Neutral	NH-R18 is not applicable to 67 Siena Place or San Dona.	Nil.
256.165	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R19	Neutral	NH-R19 is not applicable to 67 Siena Place or San Dona.	Nil.
256.166	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R20	Neutral	NH-R20 is not applicable to 67 Siena Place or San Dona.	Nil.
256.167	Chloe Chai and; Mark McKitterick	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S2	Neutral	NH-S2 is not applicable to 67 Siena Place or San Dona.	Nil.
256.168	Chloe Chai and; Mark McKitterick	Definitions	General	General	Amend	Insert new definition for 'natural feature' to ensure NH-P15 is applied as intended.	Insert new definition of 'natural feature':  <u>"Natural feature Means: natural ponding areas, wetlands, water body margins and riparian margins, dunes, and beaches. Excludes man-made water races and drainage infrastructure such as swales and Stormwater Management Areas."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
257.1	W J Winter And Sons Ltd - Des and; Dave Winter	Planning Maps	General	General	Oppose	Include 10ha of submitters property between Williams Street and Kakinui stream railway line within the future development zone / rezoned Medium Density Residential Zone. This would round off Kaiapoi to the south and fit in with river town vibe, and help with the housing shortage. Submitter's 24ha property at 170 main north road, is currently farmed but it is not of class 1 quality when compared to other land. Close proximity to housing can cause issues for all involved with farms creating dust, noise, smoke, odours. Accessing the property with large farm machinery become more difficult with increasing traffic on the main road. It also has very little in terms of improvements only 1 shed, stock yards, and irrigation main line.	Insert a new Residential Development Area for South Kaiapoi over the following land:  170 Main North Road part of (10ha Williams Street railway line section) 144 Main North Road
257.2	W J Winter And Sons Ltd - Des and; Dave Winter	Planning Maps	General	General	Oppose	Notes long-standing issues with farming and lifestyle properties adjoining side by side/co-existing and the issues it can create with dust, noise, smoke and odours at all hours. Seek, and has since 1990s, that farming activities and associated operations are protected, not restricted and can continue, especially in the Rural Lifestyle Zone. This would enable benefit from investment which contributes to the local economy.	Rezone from Rural Lifestyle Zone to Medium Density Residential Zone:  170 Main North Road part of (10ha Williams St railway line section) 144 Main North Road
258.1	Malcolm Grant and; Wendy Joyce Rowse	EWD - East Woodend	General	General	Amend	Acknowledge the intersection at 63 Eders Road, Woodend is not aligned primarily as a result of the councils 2007 commitment that the proposed north/south road in the East Woodend development area follows property boundaries. The burden of realigning the intersection is being placed on 63 Eders Rd only, however it affects 63 and 78 Eders Road which are both undeveloped and should share alignment to create a manageable intersection.	Realign the last few metres of the proposed road on both 63 and 78 Eders Road where they meet Eders Rd.
258.2	Malcolm Grant and; Wendy Joyce Rowse	EWD - East Woodend	General	General	Support	Accept the layout of the proposed north-south road through 63 Eders Rd, Woodend as shown on Outline Development Plan Map 153. This road is to be 16m wide and runs along the eastern boundary adjacent to 73 Eders Rd in accordance with Council's proposal from 4 May 2009.	Do not alter, amend, or realign the proposed road, or in any way deviate from the agreement reached in 2009.
259.1	Kathryn Alice Houghton Cawte	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R2	Amend	40m setback from forest or woodlot to neighbouring residential unit is insufficient if planted north of the neighbouring dwelling, as when grown, the trees could cause significant shading, particularly in winter.	Not specified.
259.2	Kathryn Alice Houghton Cawte	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R5	Support	Support RLZ-R5.	Not specified.
259.3	Kathryn Alice Houghton Cawte	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R8	Amend	Support RLZ-R8, however concerned that due to Discretionary activity status assessment for non-compliance, the rules are not being enforced or even taken into account by the regulatory team, especially hours, traffic movements and storage for home business. Neighbours left to police rules and conditions and report, but regulatory team unwilling to act and enforcement is not open or transparent.	Not specified.
259.4	Kathryn Alice Houghton Cawte	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R10	Amend	10m setback from road boundary is fine, however 10m is too close if it is side boundary i.e. to neighbours.	Not specified.
259.5	Kathryn Alice Houghton Cawte	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R11	Amend	RLZ-R11 improves rules for Rural Industry but concerned with Regulatory Team use of discretion, ignoring Objectives and Policies and giving exemptions, and the rules become meaningless. How will rule be measured and enforced? 10m setback from road boundary is fine, however 10m is too close if it is side boundary i.e. to neighbours. 60m is too close to a residential unit and need 100m bare minimum.	Not specified.
259.6	Kathryn Alice Houghton Cawte	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R13	Amend	10m setback from road boundary is fine, however 10m is too close if it is side boundary i.e. to neighbours.	Not specified.
259.7	Kathryn Alice Houghton Cawte	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R15	Amend	10m setback from the road boundary is fine, but 10m is too close if it is a side boundary i.e. to neighbours. 60m to any residential unit is too close.	Not specified.
259.8	Kathryn Alice Houghton Cawte	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R16	Support	Support RLZ-R16.	Not specified.
259.9	Kathryn Alice Houghton Cawte	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R36	Amend	Amend discretionary activity status for RLZ-R36 as can result in petrol stations in residential zones and scattered industrial activities in rural areas. Should be limited to industrial zones.	Not specified.
259.10	Kathryn Alice Houghton Cawte	RLZ - Rural Lifestyle Zone	Built Form Standards	RLZ-BFS4	Support	Support RLZ-BFS4.	Not specified.
260.1	Andrea and; William 'Rob' Thomson	RLZ - Rural Lifestyle Zone	RLZ - Rural Lifestyle Zone	General	Support	29 Jeffs Drain Road and surrounding area has changed over last 50 years from a variety of farms to lifestyle blocks. The view that 4ha is too small for rural production and too big for lifestyle holders, who may not have farming skills or interest, is shared by other locals. The property (north west side of road near Tram Road corner) is an easy commute to main towns and Christchurch, with many 4ha blocks and a few larger farms nearby, as identified in aerial photos between Silverstream, Ohoka and Mandeville/Swannanoa. There are also many lots smaller than 4ha, including adjacent the property.  Support plan but seek amendment to achieve sustainable management (Part 2 Resource Management Act 1991), and support the Rural Lifestyle zoning as that National Planning Standards zone description is consistent with activities in the area being mainly for residential lifestyle in rural environment on small lots while still enabling primary production to occur.	Retain Rural Lifestyle zoning for 20 Jeffs Drain Road Ohoka, and subsequent parcels and amend zone description, objectives and policies to recognise rural lifestyle living as the predominant use and that the role, function, character and amenity is compromised by incompatible activities.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
260.2	Andrea and; William 'Rob' Thomson	RLZ - Rural Lifestyle Zone	General	General	Oppose	<p>Oppose Rural Lifestyle Zone (RLZ) description as under the National Planning Standard focus should be on rural lifestyle and not primary production which is constrained on a 4ha site. The MRB Rural Production Advice - Rural Land zoning which supports the Proposed District Plan states that the single rural zone of 4ha has resulted in a large increase in lifestyle blocks since 2006, and these have unfortunately replaced productive farmland. With a general lack of expertise and scale, production is sub-optimal and largely for domestic purposes.</p> <p>4ha is also more than what is suitable for rural residential lifestyle and smaller lot sizes would better meet the demand for rural lifestyle living.</p> <p>Other Proposed District Plans using the National Planning Standards have minimum RLZ lots smaller than 4ha:  - New Plymouth District Plan: up to 4 lots over 0.4ha and less than 1ha; plus a lot of over 1ha for each lot of less than 1ha to be provided.  - Manawatu District Plan: Lots between 0.5ha and 1ha.  - Queenstown Lakes District Plan: 1ha if average lot size not less than 2ha  - Thames Coromandel District Plan: 2ha minimum</p> <p>Oppose reference to a minimum lot size of 4ha in policies, rules and standards as 1ha minimum is appropriate for RLZ.</p> <p>Generally support Natural Hazard Chapter but concerned that the Flood Assessment Certificate could be inaccurate. Is the Flood Assessment based on LIDAR data or ground survey? Ground survey should be used for accuracy. Would Council's Flood Assessment Certificate be peer reviewed and are the findings able to be challenged?</p>	Amend zone description and subsequent objectives and policies to recognise the predominant use for rural lifestyle living activities and the role, function, predominant character and amenity of the zone is not compromised by incompatible activities, and reduce the minimum Rural Lifestyle Zone lot size to 1ha.
260.3	Andrea and; William 'Rob' Thomson	NH - Matepa mahorahora - Natural hazards	General	General	Amend	Generally support Natural Hazards Chapter however concerned regarding the Flood Assessment Certificate potentially being inaccurate. Question whether the Flood Assessment is based on LIDAR (recommend ground survey), whether the Flood Assessment Certificate is peer reviewed, and if the findings can be challenged.	Ensure the Flood Assessment Certificate is as accurate as practically possible and/or any such further or other relief as may be necessary to address the issues or concerns outlined above.
261.1	Michael Alexander de Hamel	Purpose	Purpose	Purpose	Amend	The plan focuses too much on growth and development, and not enough on the wellbeing of residents. Inserting the interests of the people will result in greater clarity in decision-making where the effects on people need to be considered.	Amend Purpose to:  <p>"...The District Plan sets out a framework for the integrated and sustainable management of natural and physical resources <u>for landowners, residents and visitors to Waimakariri District...</u>"</p>
261.2	Michael Alexander de Hamel	HH - Taonga o onamata - Historic heritage	Policies	General	Amend	<p>Concerned that historic and cultural items under private ownership, are at risk of degradation if the rules are too strict and expensive to comply with. Owners are paying twice to protect them, through their rates and by looking after the items privately, yet these items contribute to the public good.</p> <p>The rules are only prescriptive and need to be enabling (similar to SASM-P4) with respect to protection and enhancement of privately owned heritage, cultural and landscape values.</p> <p>It is difficult to comply with residential tenancy requirements for things such as draughts, heating and insulation for heritage properties, given some were built before 'permanent' materials were available.</p> <p>The District Plan should be worded so that it is consistent with the Long Term Plan offer to 'assist' with the protection of Heritage and Landscape items.</p>	<p>Amend to refer to Section 36AAB(1) of the Resource Management Act 1991, noting that Council may remit charges for applications which may have a positive effect on heritage and landscape values.</p> <p>Insert new policy to Historic Heritage Chapter, similar to SASM-P4, to maintain consistency and lead to the best outcomes for the District by enabling Council to contribute financial assistance towards the maintenance and preservation of heritage and landscape values:</p> <p><u>"HH-P9 Recognise the historic and contemporary values of heritage and landscape in the District and:</u>  <u>facilitate opportunities to provide information about these values provide opportunities for these values to be recognised</u>  <u>manage earthworks involving disturbance of soils in Heritage sites through the implementation of a Heritage New Zealand Pouhere Taonga authorised accidental discovery protocol and opportunity for cultural monitoring;</u>  <u>assist with the maintenance, restoration or enhancement of Heritage items where an application is for an activity which will protect or enhance heritage,</u>  <u>landscape or environmental values the Council will give consideration under Section 36AAB of the Act for a remission of any part of any charge that would otherwise be payable."</u></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
261.3	Michael Alexander de Hamel	TREE - Rakau hirahira - Notable trees	Policies	General	Amend	<p>Concerned that historic and cultural items under private ownership, are at risk of degradation if the rules are too strict and expensive to comply with. Owners are paying twice to protect them, through their rates and by looking after the items privately, yet these items contribute to the public good.</p> <p>The rules are only prescriptive and need to be enabling (similar to SASM-P4) with respect to protection and enhancement of privately owned heritage, cultural and landscape values.</p> <p>The District Plan should be worded so that it is consistent with the Long Term Plan offer to 'assist' with the protection of Heritage and Landscape items.</p>	<p>Amend to refer to Section 36AAB(1) of the Resource Management Act 1991, noting that Council may remit charges for applications which may have a positive effect on heritage and landscape values.</p> <p>Insert new policy, similar to SASM-P4, into Notable Trees Chapter, to maintain consistency and lead to best outcomes for the District by enabling Council to contribute financial assistance towards the maintenance and preservation of heritage and landscape values:</p> <p><u>"TREE-P6 Recognise the social and landscape values of notable trees in the District and:</u>  <u>facilitate opportunities to provide information about these values</u>  <u>provide opportunities for these values to be recognised</u>  <u>manage earthworks involving disturbance of soils in the vicinity of Notable Trees so as to reduce threats to their wellbeing</u>  <u>assist with the maintenance, restoration or enhancement of Notable Trees where an application is for an activity which will protect or enhance heritage,</u>  <u>landscape or environmental values the Council will give consideration under Section 36AAB of the Act for a remission of any part of any charge that would otherwise be payable."</u></p>
261.4	Michael Alexander de Hamel	HH - Taonga o onamata - Historic heritage	Schedules	HH-SCHED2	Amend	<p>The description of HH036 (5 Meadow St) is inaccurate. Construction evidence dates the main part of the cottage to the early 1860s, the first part of the rear extension to the last decade of the 19th century, and the remainder to 1989, with no demolition.</p> <p>Note boundary adjustment made with 3 Meadow St approximately 15 years ago.</p>	Not specified.
262.1	Nik Butler	Planning Maps	General	General	Amend	<p>Rezone 464 and 474 Mandeville Road from Large Lot Residential to Local Centre Zone (LCZ).</p> <p>This would future proof it with potential for business expansion in a clearly defined area, reflecting the type of activities that the market perceives as the highest and best use.</p> <p>The four areas (464 and 474 Mandeville Road, 464 Mandeville Road, Mandeville Village, Mandeville Village vacant land) form a natural pocket of contiguous land which would be a logical progression to commercial use.</p> <p>Mandeville Village has a proposed zoning of LCZ, which now also includes vacant land to the south. The village has frontage to Tram Road and a driveway which acts as a permanent buffer to commercial/industrial type activities.</p> <p>464 Mandeville Road has resource consent for light industrial hire type activity. This would place 474 in an isolated residential position, and would impact its value and detract from enjoyment. Its configuration lends itself to commercial, office, health, or child care type usage and additional traffic could be controlled with limits.</p> <p>The district's population is projected to continue and providing for commercial land would benefit community and provide for future needs.</p>	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
263.1	Paul Marambos	Planning Maps	General	General	Amend	<p>Rezone the area from 219 and 221 Gladstone Road up to the northern part of Copper Beach and south of Pegasus golf course development as Large Lot Residential Zone.</p> <p>Notes there is market demand for lifestyle properties in Canterbury, and it would be consistent with and connected to the existing rural residential node of Copper Beach.</p> <p>Considers 219 and 221 Gladstone Road are not rural because of the section sizes and shapes, and the location of an easement, and nearby sites (199, 205, 203 Gladstone Road) could be regarded as small settlement because of lot size.</p> <p>If rezoned, the risk of contamination of public water wells on neighbouring property would be reduced.</p> <p>Due to proximity to Christchurch, it would be more financially viable than other rural residential location.</p> <p>The sites are linked to Woodend via sealed road and will be connected via a planned cycleway which will increase the use of area for recreation.</p> <p>Canterbury Regional Policy Statement 2013 policy 6.3.9: Connection to sewer supply is economically viable, the sites are connected to upgraded water scheme, stormwater treatment/disposal is viable, and would not breach the rural residential development guidelines.</p>	Rezone the area from 219 and 221 Gladstone Road up to the Copper Beach development and as far north as the Pegasus golf course development (see map below) as Residential 4A.
264.1	Daniel and; Penelope Abel	Planning Maps	General	General	Amend	<p>553 Williams St is zoned Rural Lifestyle Zone but does not fit the zone criteria and Large Lot Residential Zone (LLRZ) is more appropriate. Residential development is east of the site using productive farmland and closing in on the coast, which should be mitigated.</p> <p>Site is within area of smaller non-productive sites adjacent LLRZ and that rezoning would maintain rural feel.</p>	Rezone properties in the block to Large Lot Residential Zone.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
265.1	Richard and; Simone Black	LLRZ - Large Lot Residential Zone	General	General	Amend	<p>The identification/location of some of the Large Lot Residential Zones (LLRZ) are flawed and inconsistent with UFD-P3 Identification/location and extension of LLRZ areas. Application of UFD-P3 supports an extension of the existing Mandeville LLRZ to include the full extent of 82 Ohoka Meadows Drive, as this would meet the criteria:</p> <ul style="list-style-type: none"> <li>- it is attached and partially lies within existing LLRZ</li> <li>- it is not located in a Development Area</li> <li>- it is not located on the edge of Rangiora, Woodend or Kaiapoi</li> <li>- infrastructure is available for use and expansion</li> <li>- an Outline Development Plan is not required</li> </ul> <p>Additionally, no further roading is required, it does not exit onto a main arterial road, it is not within a flood area, is within walking distance of amenities, and it would be personally beneficial to release some of the equity from the property. An Environment Court decision in 2014 noted that development would result in relatively minor change to existing rural character.</p>	Amend the mapped Large Lot Residential Zone in Mandeville to include the remainder of 82 Ohoka Meadows Drive.
266.1	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	Planning Maps	General	General	Amend	<p>Rezone 163, 191, 199 and 203 Johns Road, Rangiora to General Residential Zone and Medium Residential Density Zone, to create over 200 residential lots. The Canterbury Regional Policy Statement, Proposed District Plan, and Waimakariri 2048 District Development Strategy identify the site for future residential growth. Rangiora needs additional zoned greenfield land to ensure adequate supply for the projected housing growth in the short, medium and long term. Rezoning this land is the quickest approach to meet short term demand, would contribute to a well-functioning urban environment, and provide for housing choice. Support West Rangiora Development Area and certification process but consider it will delay the provision of residential land. The site should be separated into a new, zoned South West Rangiora Development Area that can be integrated with the West Rangiora Outline Development Plan, which would retain the certification process. Townsend Fields wastewater, water supply, and stormwater infrastructure connections were designed with capacity to include the subject site. Based on preliminary modelling and a bund along the site's western boundary, the 200-year Ashley River Breakout and Annual Reoccurrence Interval flood event is not a constraint to the rezoning. The 'Risk of Natural Hazards &amp; Soil Contamination at 163-203 Johns Road, Rangiora' report concludes the site is geotechnically suitable for development. No additional residential land has been zoned in the Proposed District Plan. The certification process is uncertain in terms of the timing for approval, after which subdivision consent is required. The certification provisions do not have immediate legal effect thus development cannot commence until they do. Whereas rezoning provides for the subdivision process once the Proposed District Plan is operative and therefore avoids delays.</p>	Rezone 163, 191, 199 and 203 Johns Road, Rangiora to General Residential Zone and Medium Residential Density Zone.
266.2	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	General	General	General	Amend	<p>Seek 163, 191, 199 and 203 Johns Road, Rangiora become 'South West Rangiora Development Area' with an Outline Development Plan (ODP) (refer to Appendix A) and new provisions (refer to Appendix I). This would be consistent and easily integrated with the ODP for West Rangiora Development Area (refer to Appendix H), therefore providing for a long-term well-functioning environment.</p>	Seek 163, 191, 199 and 203 Johns Road, Rangiora become zoned 'South West Rangiora Development Area' with an Outline Development Plan (refer to Appendix A of submission) and new provisions (refer to Appendix I of submission).
266.3	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	GRZ – General Residential Zone	Objectives	GRZ-O1	Support	Support GRZ-O1.	Retain GRZ-O1 as notified.
266.4	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	GRZ – General Residential Zone	Policies	GRZ-P1	Support	Support GRZ-P1.	Retain GRZ-P1 as notified.
266.5	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	GRZ – General Residential Zone	Policies	GRZ-P1	Support	Support GRZ-P2.	Retain GRZ-P2 as notified.
266.6	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	MRZ – Medium Density Residential Zone	Objectives	MRZ–O1	Support	Support MRZ-O1.	Retain MRZ-O1 as notified.
266.7	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	MRZ – Medium Density Residential Zone	Policies	MRZ-P1	Support	Support MRZ-P1.	Retain MRZ-P1 as notified.
266.8	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Support	Support minimum allotment sizes and dimensions for General Residential Zone and Medium Density Zone in SUB-S1.	Retain minimum allotment sizes and dimensions for General Residential Zone and Medium Density Zone in SUB-S1 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
266.9	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Amend	Notes General Residential Zone 500m <sup>2</sup> allotment size would not enable 163, 191, 199 and 203 Johns Road, Rangiora to achieve the minimum net density of 15 houses per ha required by RESZ-P14. Therefore, if this site was to be rezoned for urban development, it would be appropriate to enable some medium density development within it.	Provide for some medium density residential development within 163, 191, 199 and 203 Johns Road, Rangiora.
266.10	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	WR - West Rangiora	Objectives	DEV-WR-O1	Support	Support DEV-WR-O1. The development area and certification process is appropriate for future development as it will help provide for residential demand in the medium term (3-10 years) in West Rangiora; especially for sites where landowners are not as prepared to develop in the short term.	Retain DEV-WR-O1 as notified.
266.11	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	WR - West Rangiora	Policies	DEV-WR-P1	Support	Support DEV-WR-P1. The development area and certification process is appropriate for future development as it will help provide for residential demand in the medium term (3-10 years) in West Rangiora; especially for sites where landowners are not as prepared to develop in the short term.	Retain DEV-WR-P1 as notified.
266.12	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	WR - West Rangiora	Policies	DEV-WR-P2	Support	Support DEV-WR-P2. The development area and certification process is appropriate for future development as it will help provide for residential demand in the medium term (3-10 years) in West Rangiora; especially for sites where landowners are not as prepared to develop in the short term.	Retain DEV-WR-P2 as notified.
266.13	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	WR - West Rangiora	Development Areas Standards	DEV-WR-S1	Support	Support DEV-WR-S1, however processing timeframes are not mentioned. Following certification, subdivision consent is required, which lasts for 5 years. The proposed three year lapsing period for certification approval creates a timing anomaly in terms of the subdivision's Section 224(c) certificate. Suggest amendment of DEV-WR-S1(2) to resolve this.	Amend DEV-WR-S1(2) to resolve issue of the proposed three year lapsing period for certification approval creating a timing anomaly in terms of the subdivision's Section 224(c) certificate.
266.14	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	Amend UFD-P6 to include West Rangiora in the certification process.	Amend UFD-P6:  "The release of land within the identified new development areas of Kaiapoi, North East Rangiora <del>and</del> , South East Rangiora <u>and West Rangiora</u> occurs in an efficient and timely manner via a certification process to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines."
266.15	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	NH - Matepa mahorahora - Natural hazards	Policies	NH-P9	Oppose	Oppose NH-P9(2)(d).  In order to enable residential development 163, 191, 199 and 203 Johns Road, Rangiora, a stop bank (bund) for flood mitigation is required along its western boundary, in conjunction with raising section levels, to protect it from the Ashley River breakout. The existing Townsend Fields development relies on flood mitigation works to enable residential/sensitive activities and has a bund that was expected to be temporary until it could be moved west and enable protection of the site.  The entire West Rangiora Development Area will require flood protection via a Lehmans Road community-scale bund. However as Council cannot currently fund this, private, developer-led mitigation measures will be needed in the interim, which are also required under the certification process. Due to the site's bund's temporary nature it would need to be located on private land, rather than vested as utility reserve.  However, NH-P9(2)(d) would preclude such mitigation works.	Amend NH-P9 otherwise development cannot occur in the West Rangiora Development Area until Council finds funding by other means to construct the West Rangiora Lehmans Road flood protection within the corridor provided on the West Rangiora Outline Development Plan.
266.16	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R10	Oppose	If West Rangiora Development Area is relying on Council undertaking natural hazard mitigation works under NH-P9(1), then NH-R10 applies. It is unclear that an earth engineered 'bund' would meet the definition of 'soft engineering natural hazard mitigation' thus reconsideration of this rule and definition are required.	Amend NH-R10 to clarify applicability of NH-R10 in relation to an earth engineered bund.
266.17	199 Johns Road Ltd, Carolina Homes Ltd, Carolina Rental Homes Ltd, Allan Downs Ltd - Claire McKeever	Definitions	Definitions	Definition of soft engineering natural hazard mitigation	Amend	Request clarification about whether an earth engineered 'bund' would meet the definition of 'soft engineering natural hazard mitigation'.	Amend definition of 'soft engineering natural hazard mitigation' to clarify whether it would include an earth engineered bund.
267.1	Aurecon New Zealand Limited - Mark Allan	TCZ - Town Centre Zone	General	General	Support	Support the identification of New World Rangiora and New World Kaiapoi within the Town Centre Zone. These contribute to the vibrancy and economic viability of the principal centres of the District. It is appropriate they be recognised through this zoning, which is described as providing a focal point for community life, commercial activities, shopping convenience and attractive high quality development and accessibility.	Not specified.
267.2	Aurecon New Zealand Limited - Mark Allan	TCZ - Town Centre Zone	Activity Rules	TCZ-R2	Support	Support the permitted activity status for Retail Activity. It is important the Town Centre Zone permits a range of commercial, retail and entertainment activities to promote liveliness and diversity in the principal centres of the District. The provision of retail stores and services, supermarkets, and food and beverage outlets will support the growth and vitality of the town centres.	Not specified.
267.3	Aurecon New Zealand Limited - Mark Allan	TCZ - Town Centre Zone	Activity Rules	TCZ-R3	Support	Support the permitted activity status for Commercial Services. It is important the Town Centre Zone permits a range of commercial, retail and entertainment activities to promote liveliness and diversity in the principal centres of the District. The provision of retail stores and services, supermarkets, and food and beverage outlets will support the growth and vitality of the town centres.	Not specified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
267.4	Aurecon New Zealand Limited - Mark Allan	TCZ - Town Centre Zone	Activity Rules	TCZ-R14	Support	Support the permitted activity status for Commercial Activity. Town Centre Zone permits a range of commercial, retail and entertainment activities to promote liveliness and diversity in the principal centres of the District. The provision of retail stores and services, supermarkets, and food and beverage outlets will support the growth and vitality of the town centres.	Not specified.
267.5	Aurecon New Zealand Limited - Mark Allan	TCZ - Town Centre Zone	Activity Rules	TCZ-R1	Oppose	<p>Oppose TCZ-R1, as new supermarkets and alterations/additions to existing supermarkets are larger than 450m<sup>2</sup> Gross Floor Area.</p> <p>To contribute to and fulfil the role of town centres, supermarkets need to provide for sufficient space for storage, customers, market demand and the overall function of the supermarket. The Proposed District Plan specifically provides for supermarkets in the Town Centre Zone as a permitted activity, yet unnecessarily restricts their development or expansion.</p> <p>Given site constraints and operational requirements, it is not always feasible to locate new buildings or building additions away from a Principal Shopping Street.</p>	<p>Delete Gross Floor Area threshold for supermarkets. If TCZ-R1 is to remain as notified (not the submitters' preference), include matters of discretion pertaining to "scale and characteristics of the existing development" and "functional and operational requirements of the activity", or wording to similar effect.</p> <p>Oppose the identification of part of the New World Rangiora frontage as a Principal Shopping Street and seek deletion of this notation.</p>
267.6	Aurecon New Zealand Limited - Mark Allan	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS1	Amend	<p>New buildings or additions to existing buildings which front a Principal Shopping Street higher than 5m triggers a discretionary activity status. A 5m high addition to an existing supermarket that is considerably higher than this will promote poor and unintended built form outcomes through lack of height consistency and would create issues with internal operations and efficiency.</p> <p>Oppose identification of part of the New World Rangiora frontage as a Principal Shopping Street, however support the 12m height limit as it applies to the Town Centre Zone.</p>	Oppose the identification of part of the New World Rangiora frontage as a Principal Shopping Street and seek removal of this notation.
267.7	Aurecon New Zealand Limited - Mark Allan	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS6	Oppose	TCZ-BFS6 requires a minimum depth of 2m of landscaping to be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas. New World Rangiora and New World Kaiapoi face constraints due to the site shape and dimensions, environmental factors and the supermarket design and associated parking layout, and this results in instances where it is not feasible or appropriate, to achieve this.	Not specified.
267.8	Aurecon New Zealand Limited - Mark Allan	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS7	Oppose	Supermarkets have unique and specific operational requirements that determine building design and layout. Requirements for floor configuration, storage/display of product, covered/secure loading, and refrigeration systems are not readily compatible with extensive glazing, and instead other architectural/design elements are used to achieve an attractive, engaging and pedestrian-scale interface with public areas. The operational and functional requirements of supermarkets will not always be able to meet active frontage standards, imposing an unreasonable resource consent burden.	Delete requirements of TCZ-BFS7 as they relate to supermarkets.
267.9	Aurecon New Zealand Limited - Mark Allan	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS9	Oppose	<p>TCZ-BFS9 requires outdoor storage or parking areas to be screened, however the reference to 'parking areas' appears to be an error, as the matters of discretion do not contain any reference to parking areas.</p> <p>The operational and functional requirements of supermarkets dictate that open-air parking be visible and readily accessible to customers. The viability of supermarkets is underpinned by visibility, availability and accessibility of on-site parking. Requiring that all outdoor carparking be screened from adjoining zones is impractical.</p>	Delete "or parking areas" from TCZ-BFS9.
267.10	Aurecon New Zealand Limited - Mark Allan	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS11	Oppose	Oppose TCZ-BFS11 as supermarkets require waste management areas greater than 5m <sup>2</sup> , which would be a restricted discretionary activity.	Amend TCZ-BFS11 to provide for waste management areas of a minimum area of 5m <sup>2</sup> .
267.11	Aurecon New Zealand Limited - Mark Allan	LFRZ - Large Format Retail Zone	General	General	Support	Support identification of PAK'nSAVE Rangiora within the Large Format Retail Zone (LFRZ) as it recognises that supermarkets cannot always be located in commercial centres due to their scale and operational requirements, stipulates a minimum floor area of 450m, and specifically references a supermarket. Large format retail plays an important role in supporting principal centres and is capable of integrating with the surrounding environment. It is essential to not constrain continued operation and expansion of existing supermarkets in the LFRZ.	Support identification of PAK'nSAVE Rangiora within the Large Format Retail Zone.
267.12	Aurecon New Zealand Limited - Mark Allan	LFRZ - Large Format Retail Zone	Policies	LFRZ-P1	Support	Support LFRZ-P1 as it provides for continued operation and expansion of existing supermarkets, in recognition of the difficulty of accommodating supermarkets within commercial centres due to their scale and functional requirements.	Support LFRZ-P1.
267.13	Aurecon New Zealand Limited - Mark Allan	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R1	Oppose	New supermarkets and alterations/additions to existing supermarkets are larger than 450m <sup>2</sup> Gross Floor Area. To contribute to and fulfil the role of the Large Format Retail Zone, existing supermarkets need to be able to expand to provide for sufficient space for storage, customers, market demand and the overall function. Limiting alterations and additions to 450m <sup>2</sup> unnecessarily restricts expansion, and is contrary to the definition of 'large format retail' which references a minimum floor area of 450m <sup>2</sup> .	Delete Gross Floor Area threshold for existing supermarkets.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
267.14	Aurecon New Zealand Limited - Mark Allan	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R2	Amend	LFRZ-R2 states that "This rule does not apply to...any supermarket provided for under LFRZ-19". LFRZ-19 is not the correct reference; amend to LFRZ-18.	Reference to LFRZ-19 within LFRZ-R2 is incorrect; amend to LFRZ-18.
267.15	Aurecon New Zealand Limited - Mark Allan	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R14	Oppose	Oppose LFRZ-R14 as it conflicts with LFRZ-R1. Seek that expansion of any existing supermarket in the Large Format Retail Zone is a permitted activity. If LFRZ-R1 is to remain, include matters of discretion pertaining to "scale and characteristics of the existing development" and "functional and operational requirements of the activity", or wording to similar effect.	Oppose LFRZ-R14 and seek that the expansion of any existing supermarket in the Large Format Retail Zone is a permitted activity. If LFRZ-R1 is to remain, include matters of discretion pertaining to "scale and characteristics of the existing development" and "functional and operational requirements of the activity", or wording to similar effect.
267.16	Aurecon New Zealand Limited - Mark Allan	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS5	Oppose	Oppose LFRZ-BFS5 as it requires a minimum depth of 2m of landscaping along the road boundary, however site constraints, including size, shape, physical/environmental factors and existing supermarket design and associated parking layout, mean this is not always feasible or appropriate.	Oppose LFRZ-BFS5.
267.17	Aurecon New Zealand Limited - Mark Allan	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS8	Oppose	Oppose LFRZ-BFS8 as supermarkets require waste management areas greater than 5m <sup>2</sup> .	Amend LFRZ-BFS8 to provide for waste management areas of a minimum area of 5m <sup>2</sup> .
267.18	Aurecon New Zealand Limited - Mark Allan	TRAN - Ranga waka - Transport	General	General	Support	Support the removal of minimum car parking requirements as it is consistent with the direction outlined in the National Policy Statement on Urban Development 2020. Supermarkets are dependent on the provision of adequate on-site parking, and Foodstuffs is experienced in the calculation of parking provision to meet the demand of its operations. Arbitrary parking requirements based on the floor area of generic activities does not recognise the specific parking characteristics of supermarket operations.	Retain the removal of minimum car parking requirements.
267.19	Aurecon New Zealand Limited - Mark Allan	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R19	Oppose	TRAN-R19 should not capture any such alteration to existing parking / access arrangements, and that the New World Rangiora frontage is not identified as a Principal Shopping Street.	Oppose TRAN-R19 as it is unclear whether an alteration to an existing parking area or vehicle crossing is considered to be a new parking area or vehicle crossing.
267.20	Aurecon New Zealand Limited - Mark Allan	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S2	Oppose	Oppose the area, dimension, and quantity requirements in SIGN-S2, Table SIGN-2 and Figures SIGN-1 to SIGN-4 as they are not justified on the basis of effects and unnecessarily constrain the standardised branding and design (including type, quantity and sizing) of Foodstuffs' store signs, which is used throughout New Zealand thus consistency is important. It is important that a range, type, size and quantity of signage is provided for to identify the supermarket's location, entry, and exit for visibility and safety purposes.	Amend to expressly acknowledge the specific operational and functional requirements that are unique to supermarkets, and the practical realities of site-specific constraints that influence the siting and design of new supermarkets and the expansion of existing supermarkets.  Or alternatively, amend to include exemptions for supermarkets in recognition of their operational and functional requirements and the essential service they provide.
267.21	Aurecon New Zealand Limited - Mark Allan	General	General	General	Amend	The Proposed District Plan needs to acknowledge the specific operational and functional requirements that are unique to supermarkets and the practical realities of site-specific constraints that influence the siting, design and expansion of supermarkets. As an alternative to changing the general rules as requested, rules could include exemptions for supermarkets in recognition of their operational and functional requirements and the essential service they provide.	Amend provisions to support supermarkets (and their associated functional and operational aspects) in appropriate zones; and Amend provisions to reflect the issues raised in this submission.
268.1	Paul Lupi	Planning Maps	General	General	Amend	The proposed General Residential Zone for South Kaiapoi and Silverstream is inconsistent with the proposal for Medium Density Residential Zone for the north side of Kaiapoi. It is also inconsistent with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill and the National Policy Statement on Urban Development 2020 that require medium density development.	Rezone all of the Kaiapoi urban area, including 71 Adderley Terrace to Medium Density Residential Zone.
268.2	Paul Lupi	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Support	Considers the Kaiapoi Fixed Minimum Finished Floor Level Overlay is a sensible and pragmatic way of dealing with the risk of flooding in the Kaiapoi Urban Area that provides certainty to landowners and developers.	The Kaiapoi Fixed Minimum Finished Floor Level Overlay as detailed in NH-R6, to be retained in its present form.
269.1	Mark Lupi	LLRZ - Large Lot Residential Zone	General	General	Amend	Oppose identification/location of some of Large Lot Residential Zone areas. Some locations are inconsistent with UFD-P3. UFD-P3 supports extending the Large Lot Residential Zone (LLRZ) in Mandeville to Whites Road on the south side of Tram Road.  Extending the LLRZ in Mandeville to Whites Road would meet all the criteria of UFD-P3(2)(a) – (e). It could utilise the Tram Road and Whites Road sealed roads and adjacent wastewater and water systems (both of which would have adequate capacity). Development of an Outline Development Plan would be possible given the configuration of properties and collaborative nature of landowners.	Extend the Large Lot Residential Zone in Mandeville to Whites Road on the south side of Tram Road (refer to full submission for map).
270.1	George JasonSmith	LIGHT - Turamarama - Light	Objectives	LIGHT-O2	Support	Support LIGHT–O2 and related Objectives, Rules, Policies, Standards, and Matters for Discretion.	Not specified.
270.2	George JasonSmith	NOISE - Te orooro - Noise	Activity Rules	NOISE-R16	Amend	Support NOISE-R16 (3) "future proofing " but question adequacy of 2dB allowance. Climate change may change the transport network and vehicles and the allowance should be conservative for noise effects. Road traffic growth seems a reasonable starting point.  The classification of roads could be raised as a result of development. Changing from Collector to Arterial is relevant if off-site adverse effects of development are to be avoided e.g. major development near Oxford changing South Eyre Road from Collector to Arterial.	Amend NOISE-R16, and all related provisions, to provide for changes in classification of Collector roads.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
270.3	George JasonSmith	RURZ - General Objectives and Policies for all Rural Zones	Introduction	Introduction	Amend	Support intentions for Rural Zones however this purpose is excluded from meaningful deliberations because it is written as the purpose of the chapter and not the zones.	Amend RURZ General Objectives and Policies for all Rural Zones:  "The purpose of the <del>chapter</del> <u>Zone</u> is to enable a range of primary production activities, including pastoral farming, livestock, horticulture and forestry as well as other activities that rely on or support the natural resources within rural areas."  Amend all related Objectives, Policies, Rules, Standards and Matters for Discretion accordingly.
270.4	George JasonSmith	GRUZ - General Rural Zone	Objectives	GRUZ-O1	Amend	Amend GRUZ-O1, to read the same as RURZ-P2 (3):  "Natural and physical resources and primary production activities which contribute to the District's rural productive economy dominate while fragmentation of land into small rural parcels is restricted."	Amend GRUZ-O1 to the same wording as RURZ-P2 (3):  <u>"Natural and physical resources and primary production activities which contribute to the District's rural productive economy dominate while fragmentation of land into small rural parcels is restricted."</u>  Amend related Objectives, Policies, Rules, Standards and Matters for Discretion.
270.5	George JasonSmith	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O1	Amend	Retain RURZ-O1 and reject any submission for its deletion or alteration.	Retain RURZ-O1 and reject any submission for its deletion or alteration.
270.6	George JasonSmith	GRUZ - General Rural Zone	Policies	GRUZ-P2	Amend	GRUZ-P2 and GRUZ-R3 seem to give effect to proposed GRUZ-O1, but are contrary, as they detract from the viability and sustainability of existing pastoral sites in the Zone as 20ha sites could be only lightly used, converted to carbon sinks or not used at all. Pressure to allow smaller subdivision likely and similar to that for 4ha blocks.  Alternatively maintain pastoral nature of the zone and allow limited subdivision for raising of capital, such as allowing minimum of 1ha rural residential sites but limit density through a 20ha 'footprint' and minimum frontage of around 400m per lot. The 'footprint' would act as the control, and lots would not be subdivided without a unique 'footprint' under GRUZ-P2 or GRUZ-R3.  The footprint must be contained within the base property, allowing it to continue to be farmed and developed, and the viability of the original property not significantly degraded in the longer term, through loss of productive land.  The mechanism for imposing a lasting "footprint" needs to be developed e.g. by covenant in perpetuity in favour of the Council, preventing building or encroachment in the covenanted area.	Amend GRUZ-P2 and GRUZ-R3, and other relevant sections to reflect a 20ha footprint not a 20ha minimum lot size. Amend related Objectives, Rules, Standards and Matters for Discretion accordingly.
270.7	George JasonSmith	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Amend	GRUZ-P2 and GRUZ-R3 will detract from the viability and sustainability of existing pastoral properties in the Zone. The 20ha subdivision blocks will only be lightly used, converted to carbon sinks or not used at all, and over time, pressure to further subdivide these 20ha blocks will be no different from current 10ha and 4ha Rural Residential blocks.  Suggests an alternative approach that would maintain pastoral land and allow limited subdivision opportunities. Allow 'rural residential' lots of no less than 1ha, but which require a 20ha "footprint" completely contained within the base property, and a 400m minimum frontage, around each lot. The footprint would continue to be farmed avoiding significant loss of productive land.  A GRUZ-P2 or GRUZ-R3 lot under this proposal would not be sub-dividable unless it was able to provide with a complying unique 20ha "footprint" for each of the subdivided lots.  Submitter suggests a mechanism to impose a lasting "footprint" maybe achieved through a covenant in perpetuity over each 20ha footprint, preventing building or encroachment in the area.	Amend GRUZ-R3, and all other relevant sections of the Proposed District Plan, to reflect a 20ha footprint rather than a 20ha minimum lot size.
270.8	George JasonSmith	GRUZ - General Rural Zone	Activity Rules	GRUZ-R2	Amend	Amend GRUZ-R2(1)(c) as "paved road" in New Zealand English is a road with a sealed surface (tar seal, concrete or concrete block), and a better alternative would be "formed" which includes maintained metalled and earthen surfaces.	Amend GRUZ-R2 (1)(c) to replace the word "paved" with "formed and maintained". Amend all related Objectives, Rules, Standards and Matters for Discretion accordingly.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
270.9	George JasonSmith	GRUZ - General Rural Zone	Activity Rules	GRUZ-R4	Amend	GRUZ-R4 (5) (and else where in the plan) contains restrictions on the development of all lots in the District created before the Resource Management Act 1991, using the words "...where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates)." This exclusion is arbitrary and not justified and related Objectives, Rules, Standards, and Matters of Discretion should be excluded. It is unreasonable not to allow, as a permitted activity, erection of a Minor Residential Unit on lots of less than 4ha created in the General Rural Zone in the 150 years of the District's post-treaty settlement.	<p>Amend to allow minor residential units to be a permitted activity in the General Rural Zone, and other Zones, on all sites or allotments of less than 4ha created before 24 February 2021.</p> <p>Everywhere the following words are used in the Plan:</p> <p>"...where the site exists and is a site or allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates)."</p> <p>Replaced with:</p> <p>"...where the site exists and is a site or allotment that was created before 24 February 2001 (inclusive)."</p> <p>Amend all related Objectives, Rules, Standards and Matters for Discretion accordingly.</p>
270.10	George JasonSmith	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R4	Amend	EI-R4 could be interpreted as allowing a vehicle access to be built anywhere on a property, regardless of any adverse effects on safety or the network. Reference to transport matters being dealt with in the Transport Chapter is insufficient to overcome this confusion.	Amend EI-R4 by adding the words "excluding transport infrastructure" to its title, and amend all related objectives, rules, standards and matters of discretion accordingly.
270.11	George JasonSmith	TRAN - Ranga waka - Transport	Objectives	TRAN-O4	Amend	TRAN-O4 does not obviously and clearly address the full extent of the issues the District's transport network faces with continued development. It is not only the activities that occur on the development site that can adversely affect the network but the very development itself.	<p>Amend TRAN-O4:</p> <p>"Adverse effects on the District's transport system from <u>the proposal and the activities included in it</u>, including reverse sensitivity, are avoided, remedied or mitigated."</p> <p>Alter the numbering of the TRAN Objectives so the current TRAN-O4 comes before current TRAN-O3, to emphasise that the Transport network is of more significance than any proposal.</p> <p>Amend all related Objectives, Rules, Standards and Matters for Discretion accordingly.</p>
270.12	George JasonSmith	TRAN - Ranga waka - Transport	Policies	TRAN-P15	Amend	TRAN-P15 fails to recognise that development and subdivision of themselves can each have adverse effects on the Transport network. It is also permissive and essentially says that when it is considered impractical to avoid, remedy or mitigate effects of a proposed development on the transport network then the development should proceed. This is unacceptable, and unsustainable in the long term.	<p>Amend TRAN-P15 to reflect the rewording of TRAN-O4 ("Adverse effects on the District's transport system from <u>the proposal and the activities included in it</u>, including reverse sensitivity, are avoided, remedied or mitigated.").</p> <p>Delete "to the extent considered reasonably practicable".</p> <p>Amend all related Objectives, Rules and Matters for Discretion accordingly.</p>
270.13	George JasonSmith	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R2	Amend	Transport Chapter rules contain insufficient measures to protect the functionality of the Strategic, Arterial and Collector roads in the network. Seek measures to ensure that, where there is a choice of road for a new development's internal road to connect to, the new road should connect to the roads with the lowest classification. TRAN-R8 is a rule to this effect for vehicle crossings but does not include new roads. Seek new rule similar to TRAN-R8 but applying to new roads, to prevent hazards and delays caused by intersections on high speed roads.	<p>Amend TRAN-R2 to include the provisions of TRAN-R8 for new roads.</p> <p>Elevate the Activity Status of this rule to a level that will make departure from its provisions difficult.</p> <p>Amend all related Objectives, Rules and Matters for Discretion accordingly.</p>
270.14	George JasonSmith	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S2	Amend	The Matters of Discretion are too limited and appear to default to allowing the proposal to proceed in some form, even if that form is inappropriate, unsustainable and /or unsafe. Retain the ability to refuse approval where a safe, practical, sustainable, and appropriate solution is not available.	<p>Amend TRAN-S2 to include non-approval of proposals that do not comply with the Standard but exclude the phrase "to the extent considered reasonably practicable," from the wording regardless of whether this is accepted.</p> <p>Amend to address any similar inabilities to not approve elsewhere in the Proposed District Plan.</p>
270.15	George JasonSmith	TRAN - Ranga waka - Transport	Transport Standards	TRAN-7	Amend	Table TRAN-7 appears to allow unlimited numbers of dwellings to be served by an accessway. There is an implied limit of 20 from TRAN-S1 Table TRAN-4, but this is dubious. Maintenance and the sharing of costs of maintenance is the principal long term issue with access ways, particularly when there are larger numbers of people with rights of access. It is not sustainable, or desirable to allow accessways to serve large numbers of properties.	<p>Amend TRAN-S4 Table TRAN-7 by deleting the row that contains "&gt;6 " in column 2.</p> <p>Amend all related Rules Objectives, Policies, and Matters for Discretion accordingly.</p>
270.16	George JasonSmith	Planning Maps	General	General	Amend	In the Planning Map the courses of the East and West branches of Coopers Creek are excluded from the Open Space Zone (OSZ) for some distance upstream of their confluence, even though both are adjacent to the OSZ, and the West Branch runs entirely within the OSZ.	<p>Amend to include the east and west branches of Coopers Creek in the Open Space Zone for their entire lengths above their confluence.</p> <p>All related Rules, Objectives, Policies, Standards, and Matters for Discretion be amended accordingly.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
271.1	Michael John McCormick	Planning Maps	General	General	Amend	Seek extension of the Large Lot Residential Zone overlay to include 125 Boundary Road and 59 Dixons Road. Consider Boundary Road is the logical border and there is scope to include all properties bounded by Dixons Road, Cones Road, Fawcetts Road and Boundary Road, which would be planning for the future. There would be no adverse effects on the neighbours as to the west it is zoned Large Lot Residential, to the north and east the road is the buffer, and properties to the east are 2ha blocks. There is ample scope for creating reserves. The farming buffer is still retained north of Dixons Road. There is ample access to the site, and any traffic increase would be negligible. There is potential to connect to the Loburn Lea wastewater system. Flooding is not an issue as areas prone to flood can be avoided. The land's geotechnical status is unlikely to be different from land adjacent to the west included in the overlay. Developing this land would better utilise land near Rangiora, and help to address high market demand for lifestyle blocks in the area and thereby reduce further fragmentation of productive farmland elsewhere.	Rezone 59 Dixons Road to Large Lot Residential Zone from Rural Lifestyle Zone.
272.1	Michael John McCormick	Planning Maps	General	General	Amend	Seek extension of the Large Lot Residential Zone overlay to include 125 Boundary Road and 59 Dixons Road. Consider Boundary Road is the logical border and there is scope to include all properties bounded by Dixons Road, Cones Road, Fawcetts Road and Boundary Road, which would be planning for the future. There would be no adverse effects on the neighbours as to the west it is zoned Large Lot Residential, to the north and east the road is the buffer, and properties to the east are 2ha blocks. There is ample scope for creating reserves. The farming buffer is still retained north of Dixons Road. There is ample access to the site, and any traffic increase would be negligible. There is potential to connect to the Loburn Lea wastewater system. Flooding is not an issue as areas prone to flood can be avoided. The land's geotechnical status is unlikely to be different from land adjacent to the west included in the overlay. Developing this land would better utilise land near Rangiora, and help to address high market demand for lifestyle blocks in the area and thereby reduce further fragmentation of productive farmland elsewhere.	Amend zoning overlay of 125 Boundary Road from Rural Lifestyle Zone to Large Lot Residential Zone.
273.1	Sarah Gale	Planning Maps	General	General	Support	Support the Medium Density zoning surrounding the town centre of Rangiora.	Retain the Medium Density zoning surrounding the town centre of Rangiora within the planning maps.
273.2	Sarah Gale	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Support	Support Medium Density Residential Zone not including minimums for multi-unit residential development.	Retain Table SUB-1 as notified for Medium Density Residential Zone.
273.3	Sarah Gale	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	Table NATC-1	Oppose	The 5m setback is a reasonable and practical setback for a medium density residential zone such that the Northbrook Stream reaches affect – however when the stream is listed as an open public drain on the Councils Urban Drainage Maps, freshwater setback provisions should not be applied.	Exempt open public drains from the freshwater bodies provisions and setbacks.
273.4	Sarah Gale	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Schedules	NATC-SCHED	Amend	Exempt boxed drains and similar modified freshwater bodies / urban drainage systems from these provisions.	Exempt open public drains from the fresh water bodies provisions and setbacks.
273.5	Sarah Gale	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Advice Notes	NATC-AN1	Amend	Clarify that Northbrook Stream, where it is a boxed drain or similar modified urban system, and where it is listed as an open public drain on the Council urban drainage maps, is exempt from natural waterbody setback and requirements.	Clarify the status of urban drains/freshwater bodies so that Northbrook Stream and other similar urban systems are exempt from natural waterbody setback and requirements.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
273.6	Sarah Gale	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S17	Oppose	Oppose SUB-S17. 20m is a blanket provision that does not consider the residential medium density zone and constraints of urban development, or the conflict between freshwater bodies and urban drains. It does not provide certainty for urban development and creates additional cost and time constraints. The provisions are unrealistic and will make all urban subdivision with esplanade provision a non-complying activity due to the generic application of the rule. Object to Northbrook Stream being listed in Table SUB-2 given the medium density residential zoning, the developed nature of the area, and previous subdivisions along the stream/drain that have not had esplanade required. An assessment should be made to determine where esplanade will be able to be effected for a planned purpose rather than the broad brushed approach that creates additional costs to development and growth. There is no access or recreational value within the urban reaches of this waterway/drain.	Delete Northbrook Stream from the esplanade Table SUB-2 for the urban reaches, or:  Undertake a fine grained analysis of where esplanade provisions can be effected to provide for the specific esplanade purpose, and list specific widths for urban stream reaches, preferably in line with setback provisions where public access is not sought, in order to provide certainty and constrain unnecessary cost to growth, but exempt urban drains from the provisions.
273.7	Sarah Gale	TRAN - Ranga waka - Transport	Transport Standards	Table TRAN-7	Oppose	Oppose Table TRAN-7. The legal width for 1-3 residential units only needs to be 1m greater than the required formed width (being 3m), in order to contain services and drainage. This is consistent with 4-6 units being required to have a 5.5m legal width and a 4.5m formed width.	Change Table TRAN-7 for 1-3 units by amending the legal width requirement from 3m to 4m.
274.1	Devcorp - Matt McLachlan	Planning Maps	General	General	Amend	Rezone 131 Main Street, Oxford to General Residential Zone (GRZ). The site is located on the southern side of Main Street at the western end of Oxford, is generally flat and contains an existing residential dwelling. The current zoning is split between GRZ and Large Lot Residential (refer to figure 2 in full submission). This split zoning follows no physical feature onsite, and the Large Lot Residential Zoned area does not meet the minimum lot size for the zone. GRZ would be a more efficient and sustainable use of land and would retain the urban form of Oxford.	Rezone 131 Main Street to General Residential Zone.
275.1	Waka Kotahi NZ Transport Agency Gemma Kean	Definitions	Definitions	Definition of certification	Support	Support definition of 'certification' as it relates to the Woodend Bypass designation conditions and was agreed through the notice of requirement process.	Retain definition of 'certification' as it relates to the Woodend Bypass designation conditions as notified.
275.2	Waka Kotahi NZ Transport Agency Gemma Kean	Definitions	Definitions	Definition of reverse	Support	Support definition of 'reverse sensitivity' as it provides clarity regarding potential reverse sensitivity effects on state highway infrastructure.	Retain definition of 'reverse sensitivity' as notified.
275.3	Waka Kotahi NZ Transport Agency Gemma Kean	Definitions	Definitions	Definition of road reserve	Oppose	Definition of 'road reserve' has the same meaning as 'road corridor' and is therefore unnecessary.	Delete definition of 'road reserve' and amend references to 'road reserve' in the plan to 'road corridor'.
275.4	Waka Kotahi NZ Transport Agency Gemma Kean	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Add clause to SD-O2 recognising the importance of the transport network for integrated urban development and infrastructure.	Insert an additional clause in SD-O2:  "(x)recognises the importance of infrastructure, including the land transport network in achieving integrated urban development."
275.5	Waka Kotahi NZ Transport Agency Gemma Kean	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Support	Support SD-O3.	Retain SD-O3 as notified.
275.6	Waka Kotahi NZ Transport Agency Gemma Kean	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Amend	Ensure that a target of feasible development capacity for industrial/commercial/mixed-use development is considered. Our Space 2018-2048 – Greater Christchurch 2050 refers to sufficiency of industrial and commercial development capacity for Waimakariri.	Provide further clarity on what feasible capacity for commercial and industrial activities entails.
275.7	Waka Kotahi NZ Transport Agency Gemma Kean	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Amend	Support in part as submitter suggest at least minimum of 12 households per ha to support <i>Our space 2018-2048-Greater Christchurch 2050</i> document and up to 15 households per ha where there are no infrastructure constraints. Furthermore, some of the proposed Medium Density zones in the various development areas (e.g Kaiapoi New Development Area) are not well connected for pedestrians and further work should be undertaken to ensure Medium Density zones are well connected for active transport modes.	A minimum of 12 households per ha should be maintained through the development area provisions. Further consideration into increasing the density from 12 households to 15 households/hectare where there are no infrastructure constraints is suggested to support medium density development. Further consideration should be given to multi-modal connections (including pedestrian connections) for Medium Density zones.
275.8	Waka Kotahi NZ Transport Agency Gemma Kean	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Support in part as UFD-P2(2)(b) is unclear where the onus lies if new infrastructure is required. Submitter questions the appropriateness for a developer to pay for new infrastructure that extend beyond existing and planned networks when there are insufficient existing or planned transport infrastructure for new Residential Development Areas.	Amend UFD-P2(2): "... 2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they: a. occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development; b. occur in a manner that makes use of existing and planned transport and three waters infrastructure <del>, or where</del> where such infrastructure is not available, <u>the developer shall</u> upgrades, funds- <del>and or</del> builds infrastructure as required; ..."



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
275.9	Waka Kotahi NZ Transport Agency Gemma Kean	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P7	Amend	Amend UFD-P7 to provide for multi-modal access.	Amend UFD-P7:  "If proposed, ensure any plan change to create new, or expanded existing Commercial and Mixed Use Zones: 1.improve commercial self-sufficiency within the town and the Waimakariri District; 2.are commensurate to the population growth forecast for the town subject to the plan change; 3.consider and address any adverse effects that might undermine other town centres and local centres in the District; <del>and</del> 4 <u>provide for multi-modal transport options</u> ; 5.address any development capacity shortfall as identified in the Future Development Strategy or WDDS; <del>and</del> 6.is informed through the development of an ODP."
275.10	Waka Kotahi NZ Transport Agency Gemma Kean	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	Amend UFD-P10 to provide for safety considerations as it does not currently recognise the potential safety effects that new development can have on existing infrastructure.	Amend UFD-P10(1): "... 1. Avoid residential activity that has the potential to limit the efficient <del>and</del> effective <del>and safe</del> operation <del>and</del> upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone. ..."
275.11	Waka Kotahi NZ Transport Agency Gemma Kean	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O1	Support	Support EI-O1 as it recognises the need for infrastructure to be efficient, effective, resilient and safe, and for it to be developed and maintained to benefit the well-being of the District.	Retain EI-O1 as notified.
275.12	Waka Kotahi NZ Transport Agency Gemma Kean	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O2	Amend	Amend EI-O2 as it is important to acknowledge that the ability to manage effects on surrounding environments and community well-being, also needs to take into account the functional and operational needs of infrastructure.	Amend EI-O2:  "Adverse effects of energy and infrastructure on the qualities and characteristics of surrounding environments and community well-being are avoided, remedied or mitigated, <u>while recognising the functional need and operational need of energy and infrastructure.</u> "
275.13	Waka Kotahi NZ Transport Agency Gemma Kean	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O3	Support	Support EI-O3 including acknowledgement that reverse sensitivity is one way that infrastructure can be constrained or compromised.	Retain EI-O3 as notified.
275.14	Waka Kotahi NZ Transport Agency Gemma Kean	TRAN - Ranga waka - Transport	Objectives	TRAN-O1	Support	Support TRAN-O1 as it seeks an integrated transport system and provides clear direction on the outcomes the transport system should provide.	Retain TRAN-O1 as notified.
275.15	Waka Kotahi NZ Transport Agency Gemma Kean	TRAN - Ranga waka - Transport	Objectives	TRAN-O3	Support	Support TRAN-O3.	Retain TRAN-O3 as notified.
275.16	Waka Kotahi NZ Transport Agency Gemma Kean	TRAN - Ranga waka - Transport	Objectives	TRAN-O4	Amend	Amend TRAN-O4 to provide clear direction on the outcome to be achieved through any avoidance, remediation or mitigation measures. Also consider TRAN-O4 should include reference to the measures being applied, to ensure the transport system is not constrained or compromised.	Amend TRAN-O4:  "Adverse effects on the District's transport system from activities, including reverse sensitivity, are avoided, remedied or mitigated, <u>so that the transport system is not constrained or compromised.</u> "
275.17	Waka Kotahi NZ Transport Agency Gemma Kean	TRAN - Ranga waka - Transport	Policies	TRAN-P1	Amend	Amend TRAN-P1 to take into account the functional need and operational needs of infrastructure.	Amend TRAN-P1(2): "... 2.ensuring adverse effects of more than minor or significant upgrades to, or the development of new, transport connections and land transport infrastructure are avoided, remedied or mitigated, <u>taking into account the functional needs and operational needs</u> ; and ..."
275.18	Waka Kotahi NZ Transport Agency Gemma Kean	TRAN - Ranga waka - Transport	Policies	TRAN-P2	Amend	In TRAN-P2, unclear how clauses 6, 7 and 8 are related to transport as they appear to be broader measures relating to environmental sustainability. It is not clear if (5) is intended to be specific to road construction (such as roads, accesses and pathways), or construction more broadly.	Consider deleting clauses 5, 6, 7 and 8 from TRAN-P2 and consider if they are better situated in the Energy and Infrastructure Chapter, or amend so it is clearer how they relate to transport.
275.19	Waka Kotahi NZ Transport Agency Gemma Kean	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R5	Amend	Request TRAN-R5 is amended so that any new access onto the state highway requires resource consent, so the effects from the access can be considered properly, and advice provided from Waka Kotahi so that the potential adverse safety effects on the state highway are adequately considered.	Amend TRAN-R5 by including the following additional clause: "... <u>2. Is not onto a state highway.</u> "

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
275.20	Waka Kotahi NZ Transport Agency Gemma Kean	TRAN - Ranga waka - Transport	Appendices	Table TRAN-19	Amend	Seek clarification on what minimum sight distances from vehicle crossings for posted speed limits in Table TRAN-19 have been based on, as they do not align with the NZTA Policy Planning Manual, and why different distances have been provided for 'residential' and 'other' activities.	Amend Table TRAN-19:  "Table TRAN 19: Minimum sight distances from vehicle crossings <del>Residential-All activities except high-traffic generators (m)</del> 40 6089 80-113 100-140 120-170 150-203 170-240 200-282 <del>Other activity (m)</del> 75 100 125 150 180 215 250"
275.21	Waka Kotahi NZ Transport Agency Gemma Kean	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Support	Support NH-O2 as this in principle will have a functional or operational need to be located in certain areas that are subject to natural hazards. With respect to roading, this includes that due to its linear nature, it is not practicable, or sometimes possible, to avoid crossing flood affected areas. At an objective level, it is considered appropriate to retain reference to the operational or functional need only, but as set out below (NH-P13).	Retain NH-O2 as notified.
275.22	Waka Kotahi NZ Transport Agency Gemma Kean	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Amend	Support NH-P13 but seek amendment to recognise that due to linear nature of some infrastructure, such as roading, it may not be practicable, or sometimes possible, to avoid crossing flood affected areas.	Amend NH-P13:  "Only allow for the new and upgrading of existing above ground critical infrastructure in high flood hazard or high coastal flood hazard areas where: 1. there is a functional need or operational need for that location, <u>including as a result of the linear nature of some infrastructure</u> , and there are no practical alternatives; ..."
275.23	Waka Kotahi NZ Transport Agency Gemma Kean	NH - Matepa mahorahora - Natural	Activity Rules	NH-R6	Amend	The section 32 evaluation does not identify the basis for the 0.25m threshold, and the need to obtain a Flood Assessment Certificate for any type of critical infrastructure is considered inefficient.	Amend, or clarify the basis for the 0.25m threshold. Reconsider the requirement for a Flood Assessment Certificate to be obtained for any type of critical infrastructure.
275.24	Waka Kotahi NZ Transport Agency Gemma Kean	NFL - Ahuatanga o te whenua - Natural features and	Objectives	NFL-O1	Amend	Amend NFL-O1 to protect outstanding natural features from "inappropriate" subdivision, use and development as per section 6 of the Resource Management Act 1991, as opposed to any adverse effects, as there may be instances when outstanding natural features cannot be absolutely protected.	Amend NFL-O1:  "Outstanding natural features are protected, <u>as far as practicable</u> , from land use or development that would <u>have inappropriate adversely affect effects on</u> the values of these features."
275.25	Waka Kotahi NZ Transport Agency Gemma Kean	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O2	Amend	Generally support protecting values of outstanding natural landscapes, however other outcomes sought such as for energy and infrastructure might conflict with achieving absolute protection.  Amend to protect outstanding natural landscapes from "inappropriate" subdivision, use and development as per section 6 of the Resource management Act 1991, as opposed to any adverse effects.	Amend NFL-O2:  "Outstanding natural landscapes are protected, <u>as far as practicable</u> , from land use or development that would <u>have inappropriate adversely affect effects on</u> the values of these landscapes."
275.26	Waka Kotahi NZ Transport Agency Gemma Kean	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P1	Amend	Concerned about the absolute nature of NFL-P1. May be instances where effects have been avoided, remedied or mitigated as far as practicable, but there is still some adverse effect on the values of an outstanding natural feature. Consider a more nuanced approach is required, similar to that taken in relation to natural character (NATC-P5 and NATC-P6).	Amend NFL-P1:  "Recognise the values of the outstanding natural features identified in NFL-APP1 and protect them from the adverse effects of activities and development by:  1. avoiding use and development that detracts from the very high biophysical values and high sensory and associative values identified in NFL-APP1 for the Waimakariri River, <u>except where activities have a functional need or operational need to be located within the features and provided the adverse effects on values are avoided, remedied or mitigated;</u> 2.avoiding use and development that detracts from the very high biophysical and sensory values, and high associative values of the Ashley River/Rakahuri Saltwater Creek Estuary identified in NFL-APP1, including on: a. coastal physical processes; b. ecological habitat and indigenous biodiversity; and c. the experience of the elements and processes of (a) and (b);  <u>except where activities have a functional need or operational need to be located within the Ashley River/Rakahuri Saltwater Creek Estuary and provided the adverse effects on values are avoided, remedied or mitigated."</u>

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275.27	Waka Kotahi NZ Transport Agency Gemma Kean	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Amend	Concerned with the absolute nature of NFL-P3. May be instances where effects have been avoided, remedied or mitigated as far as practicable, but there is still some adverse effect on the values of an outstanding natural feature. Consider a more nuanced approach is required, similar to that taken in relation to natural character (NATC-P5 and NATC-P6).	Amend NFL-P3(1) by adding the following clause after (1)(d): "... <u>except where activities have a functional need or operational need to be located within the Puketeraki Range and Oxford Foothills and provided the adverse effects on values are avoided, remedied or mitigated;</u> ..."
275.28	Waka Kotahi NZ Transport Agency Gemma Kean	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O2	Amend	Support SUB-O2 but amend to include safety as is a key component of transport and associated infrastructure.	Amend SUB-O2:  "Efficient and sustainable provision, use and maintenance of infrastructure; and a legible, accessible, <u>safe</u> , well connected transport system for all transport modes." Retain SUB-P4 as notified.
275.29	Waka Kotahi NZ Transport Agency Gemma Kean	SUB - Wawahia whenua - Subdivision	Policies	SUB-P4	Support	Support SUB-P4.	
275.30	Waka Kotahi NZ Transport Agency Gemma Kean	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	Support Outline Development Plans and criteria set out for these within SUB-P6 but question whether it is appropriate to set out how required infrastructure will be funded. May be changes to land use from other activities that may need to contribute to the same required infrastructure upgrades that are unknown at the time, and there are times where cost sharing arrangements may be reached at a later date.	Amend SUB-P6: "... 2. be prepared in accordance with the following: ... indicate how required infrastructure will be provided <del>and how it will be funded;</del> ..."
275.31	Waka Kotahi NZ Transport Agency Gemma Kean	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Amend	Generally support SUB-P8 but, with respect to clause (1), there are risks with imposing cost-sharing arrangements proportional to the benefit received, when it involves an upgrade to the state highway network, as cannot guarantee that such funding would be available.	Amend SUB-P8(1):  "Achieve integrated and comprehensive infrastructure with subdivision by ensuring: 1. upgrade of existing infrastructure where the benefit is solely for the subdivision and subsequent development, or otherwise provide for cost-sharing or other arrangements for any upgrade, such as financial contributions, <del>that are proportional to the benefit received;</del> ..."
275.32	Waka Kotahi NZ Transport Agency Gemma Kean	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R1	Support	Generally support SUB-R1, subject to amendments to strengthen SUB-MCD3 and SUB-MCD-10 (sought elsewhere in submission) to manage potential effects on the state highway network.	Retain SUB-R1 as notified, subject to amendments to SUB-MCD3 and SUB-MCD-10.
275.33	Waka Kotahi NZ Transport Agency Gemma Kean	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Support	Generally support SUB-R2, subject to amendments to strengthen SUB-MCD3 and SUB-MCD-10 (sought elsewhere in this submission) to manage potential effects on the state highway network.	Retain SUB-R2 as notified, subject to amendments to SUB-MCD3 and SUB-MCD-10.
275.34	Waka Kotahi NZ Transport Agency Gemma Kean	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S6	Amend	Amend SUB-S6 to require any accessway location on the state highway in a Rural Zone, to be upgraded to meet the vehicle crossing requirements in the Transport Chapter. Existing access may not be designed to appropriate standard or be in a poor location, resulting in safety risk to road users.	Amend SUB-S6:  "1. Any subdivision of a site in any Rural Zone that creates two or more new allotments that access onto a strategic road or arterial road, shall be jointly served by a single accessway. <u>Where the accessway is off a state highway, any existing vehicle crossing shall comply, or be upgraded to comply, with TRAN-S5.</u> "
275.35	Waka Kotahi NZ Transport Agency Gemma Kean	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S16	Amend	Question whether the state highway infrastructure for stormwater is considered a 'public drain', as this has not been defined, and do not support SUB-S16 applying to the state highway network as the submitter would carry the risk for any discharge. Unsure where a rural drainage area is located and how it is defined.	Define what is considered a 'public drain', identify where the rural drainage area is located, and request that the definition for a 'public drain' exclude the state highway stormwater infrastructure.
275.36	Waka Kotahi NZ Transport Agency Gemma Kean	SUB - Wawahia whenua - Subdivision	Advice Notes	General	Amend	Include an advice note to make reference to Limited Access Roads (LAR) under the Government Roading Powers Act 1989, so that consideration is given to LARs as they are not considered legal road unless granted approval by the roading authority.	Include a new advice note stating that Limited Access Roads must be considered to ensure the properties have frontage to legal road.
275.37	Waka Kotahi NZ Transport Agency Gemma Kean	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD3	Amend	Amend SUB-MCD3 to allow for the consideration of the appropriateness of any existing vehicle crossing when any additional allotments will be sharing that crossing, as some existing crossings may not be in the safest location.	Amend SUB-MCD3:  " 1. The extent to which the subdivision makes provision for: ... b. the provision of access, <u>including consideration of the need for any upgrades to existing accesses;</u> ..."
275.38	Waka Kotahi NZ Transport Agency Gemma Kean	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD10	Amend	Amend SUB-MCD10 to recognise noise and/or vibration effects from existing infrastructure, such as transport infrastructure.	Amend SUB-MCD10 to add a new clause: "... <u>2. Any measures required to minimise potential reverse sensitivity effects, such as noise, through subdivision design, provision of screening, structures or other mitigation methods.</u> "
275.39	Waka Kotahi NZ Transport Agency Gemma Kean	EW - Ketuketu whenua - Earthworks	Policies	EW-P1	Amend	Insert additional clause in EW-P1 to enable earthworks that are necessary to maintain infrastructure.	Amend EW-P1 by inserting new clause (2): "... <u>2. are necessary for the continued operation and maintenance of existing infrastructure;</u> ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
275.40	Waka Kotahi NZ Transport Agency Gemma Kean	EW - Ketuketū whenua - Earthworks	Policies	EW-P2	Amend	Amend EW-P2 so that earthworks do not increase the flood risk to infrastructure.	Amend EW-P2(1): "... 1. the earthworks do not increase the flooding risk to the site or neighbouring sites <u>or infrastructure</u> through the displacement of flood waters; ..."
275.41	Waka Kotahi NZ Transport Agency Gemma Kean	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R3	Amend	Requested that maintenance works on state highway stormwater infrastructure be exempt from standards EW-S2 and EW-S6.	Include a definition for 'public drain' which excludes state highway stormwater infrastructure as per the comments provided on SUB-S16.
275.42	Waka Kotahi NZ Transport Agency Gemma Kean	EW - Ketuketū whenua - Earthworks	Matters of Discretion	EW-MD1	Amend	Amend EW-MD1 so that the potential effects on all infrastructure can be considered, not just effects on the National Grid.	Amend EW-MD1(12): "... 12. Any effects on the operation, maintenance, upgrade and development of <del>the National Grid</del> <u>critical infrastructure</u> ; ..."
275.43	Waka Kotahi NZ Transport Agency Gemma Kean	EW - Ketuketū whenua - Earthworks	Matters of Discretion	EW-MD8	Amend	Amend EW-MD8 to recognise the functional needs and operational needs of infrastructure.	Amend EW-MD8: "... g. any effects on the stability and life-supporting capacity of soil <u>and</u> h. <u>any functional needs and operational needs of critical infrastructure.</u> "
275.44	Waka Kotahi NZ Transport Agency Gemma Kean	LIGHT - Turamarama - Light	Objectives	LIGHT-O1	Support	Support LIGHT-O1.	Retain LIGHT-O1 as notified.
275.45	Waka Kotahi NZ Transport Agency Gemma Kean	LIGHT - Turamarama - Light	Policies	LIGHT-P1	Amend	Seek minor amendment to LIGHT-P1 so that potential adverse effects on transport safety can be considered more broadly, rather than being limited to distraction or interference.	Amend LIGHT-P1(2): "... 2. ensuring that outdoor lighting does not <u>adversely affect transport systems, including distractions</u> <del>distract traffic or interfere with any traffic aids and signals on the road, air or sea;</del> ..."
275.46	Waka Kotahi NZ Transport Agency Gemma Kean	LIGHT - Turamarama - Light	Activity Rules	LIGHT-R1	Support	Support LIGHT-R1.	Retain LIGHT-R1 as notified.
275.47	Waka Kotahi NZ Transport Agency Gemma Kean	LIGHT - Turamarama - Light	Activity Rules	LIGHT-R3	Support	Support LIGHT-R3 where outdoor lighting can comply with LIGHT-S1 and LIGHT-S2, subject to the minor amendments to these standards.	Retain LIGHT-R3 as notified.
275.48	Waka Kotahi NZ Transport Agency Gemma Kean	LIGHT - Turamarama - Light	Light standards	LIGHT-S1	Amend	Clarify the intent of this rule with regard to controlling light spill onto roads. Unclear whether a road would adopt the adjoining zone limits or whether there should be separate limits for light spill onto roads. Concerned about excessive light spill onto roads and adverse effects on the safe, efficient and effective functioning of the land transport network. If this rule does apply to roads then evidence on why this standard is appropriate is requested.	Clarify how LIGHT-S1 applies to roads and controls the effects of light spill onto roads and why this standard is appropriate to apply to roads (if that is the case).
275.49	Waka Kotahi NZ Transport Agency Gemma Kean	LIGHT - Turamarama - Light	Light standards	LIGHT-S2	Amend	Supports LIGHT-S2 managing glare from artificial outdoor lighting by requiring it be directed away from and/or screened from roads but seeks that it applies to all artificial outdoor lighting sources as the effects of glare are not limited to fixed lighting.	Amend LIGHT-S2: "1. Any <del>fixed</del> outdoor lighting shall be: ..."
275.50	Waka Kotahi NZ Transport Agency Gemma Kean	LIGHT - Turamarama - Light	Advice Note	LIGHT-AN1	Support	Support LIGHT-AN1.	Retain LIGHT-AN1 as notified.
275.51	Waka Kotahi NZ Transport Agency Gemma Kean	LIGHT - Turamarama - Light	Matters of Discretion	LIGHT-MD1	Support	Support LIGHT-MD1.	Retain LIGHT-MD1 as notified.
275.52	Waka Kotahi NZ Transport Agency Gemma Kean	NOISE - Te orooro - Noise	Objectives	NOISE-O2	Support	Support NOISE-O2.	Retain NOISE-O2 as notified.
275.53	Waka Kotahi NZ Transport Agency Gemma Kean	NOISE - Te orooro - Noise	Policies	NOISE-P1	Support	Support NOISE-P1.	Retain NOISE-P1 as notified.
275.54	Waka Kotahi NZ Transport Agency Gemma Kean	NOISE - Te orooro - Noise	Policies	NOISE-P3	Support	Support NOISE-P3.	Retain NOISE-P3 as notified.
275.55	Waka Kotahi NZ Transport Agency Gemma Kean	NOISE - Te orooro - Noise	Activity Rules	NOISE-R16	Amend	Currently proposed that NOISE-R16 only apply to residential units within 80m of the state highway. There are many areas of the State Highway network where noise sensitive activities within 100m of the edge of the sealed road should mitigate noise effects generated from the state highway. The current rule would result in a shortfall of 20m where noise mitigation may be necessary.	Amend NOISE-R16: "NOISE-R16: Residential units and minor residential units within <del>80m</del> <u>100m</u> of an arterial road, strategic road or rail designation. ..."
275.56	Waka Kotahi NZ Transport Agency Gemma Kean	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD1	Support	Support NOISE-MD1.	Retain NOISE-MD1 as notified.
275.57	Waka Kotahi NZ Transport Agency Gemma Kean	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD2	Support	Support NOISE-MD2.	Retain NOISE-MD2 as notified.
275.58	Waka Kotahi NZ Transport Agency Gemma Kean	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD3	Support	Support NOISE-MD3.	Retain NOISE-MD3 as notified.

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275.59	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Objectives	SIGN-O1	Support	Support SIGN-O1.	Retain SIGN-O1 as notified.
275.6	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Policies	SIGN-P1	Amend	<p>Note that SIGN-P1 lacks clarity as it addresses a number of different types of signs thus seeks amendment to insert separate policies for each sign type.</p> <p>Support the enabling of official signs, however note that as official signs are permitted and not subject to any standards it is unclear why this policy refers to managing them. Seek separate policy for official signs.</p> <p>Support providing for non-commercial community signs where effects are managed appropriately. However, it is unclear how community signs relate to the safe functioning of activities. Seek a separate policy for community signs that recognises potential adverse effects that need to be managed.</p> <p>Support enabling on-site signs which contribute to the economic viability and functionality of activities, where their effects on transport safety are adequately managed. Seek separate policy for on-site signs which aligns with this.</p> <p>Delete reference to industrial and commercial zones as the permitted activity rule for on-site signs relates to all zones. However, the policy should refer to how there are different standards applied in different zones to reflect the different amenity values of each zone.</p> <p>Consider there is no sound basis for differentiating between off-site directional signs and off-site signs as the effects are the same from a road safety perspective. Permitting off-site directional signs conflicts with the chapter's direction that off-site signs are generally a non-complying activity. Seek removal of provisions relating to off-site directional signs.</p>	<p>Delete SIGN-P1:</p> <p>"<del>Support:</del> <del>1. the safe functioning of activities by enabling, while managing the effects of, official signs, off-site directional signs, and community signs.; and</del> <del>2. the economic viability and functionality of activities within Commercial and Mixed-Use Zones and Industrial Zones by enabling, while managing the effects of, on-site signs."</del></p> <p>Insert three new policies:</p> <p>"<u>Official signs</u> <u>Support the safe functioning of activities by enabling official signs. "</u></p> <p>"<u>Community signs</u> <u>Enable community signs while managing their adverse effects. "</u></p> <p>"<u>On-site signs</u> <u>Enable on-site signs to support the economic viability and functionality of activities, while managing their adverse effects as appropriate to the surrounding environment."</u></p>
275.61	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Policies	SIGN-P2	Amend	<p>Support enabling temporary signs while managing their size, height, duration and number in order to maintain transport safety, however seek amendment to also include consideration of their location.</p> <p>Suggest addition of a definition for 'temporary sign' (outlined in submitter's submission point on SIGN-R4) to enable a reduction in length of detail for associated rules and standards.</p>	<p>Amend SIGN-P2:</p> <p>"Provide for temporary signs relating to temporary activity, real estate including subdivisions under development, and local elections while managing their <u>location</u>, size, height, duration and number in order to maintain amenity values and transport safety."</p>
275.62	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Policies	SIGN-P3	Amend	<p>Support SIGN-P3 however seek amendment so potential effects on transport safety can be considered more broadly, rather than being limited to distraction or obstruction.</p>	<p>Amend SIGN-P3:</p> <p>"Ensure signs do not adversely affect <u>the safe, efficient and effective operation of the transport system</u> <del>transport safety by causing a distraction or obstruction to road users and pedestrians</del> by: 1. managing the size, number, location, content, illumination, and design of signs; 2. limiting digital signs; and 3. managing off-site signs in Industrial Zones, and avoiding off-site signs in all other zones."</p>
275.63	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R3	Amend	<p>Support enabling community signs where subject to appropriate controls. However, note concern about the related rule standards as outlined below in submitter's submission points on SIGN-R4, SIGN-R5, SIGN-R6 and SIGN-R7.</p>	<p>Retain SIGN-R3 as notified.</p> <p>Further consider the related rule standards.</p>
275.64	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R4	Amend	<p>Support enabling temporary signs while managing their effects on transport safety.</p> <p>However consider SIGN-R4 and SIGN-S2 extensive thus seek amendment to simplify and clarify these provisions by:</p> <ul style="list-style-type: none"> <li>- Inserting a definition of 'temporary sign' in order to reduce the length of applicable rules and standards.</li> <li>- Simplification of SIGN-R4 and SIGN-S2. Notes different provisions currently refer to signs that promote, advertise or relate to a temporary activity.</li> <li>- Clarification of whether a temporary sign can include the promotion of a commercial activity, such as a retail sales event.</li> <li>- Clarification on the relationship between temporary signs and off-site signs of a temporary nature, such as trailer signs used to promote a temporary event or activity.</li> </ul>	<p>Reconsider the framework for the management of temporary signs to improve the simplicity and clarity of these provisions.</p> <p>Additionally, consider the insertion of a definition for a 'temporary sign'.</p>
275.65	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R5	Oppose	<p>Opposes provisions for off-site directional signs as there is no sound basis for differentiating between them and off-site signs. From a road safety perspective the effects of both types of signs are the same. Permitting off-site directional signs conflicts with the direction of off-site signs generally being a non-complying activity. Seeks removal of all provisions relating to off-site directional signs.</p>	<p>Delete all provisions relating to off-site directional signage:</p> <ul style="list-style-type: none"> <li>- Removing reference to them from SIGN-P1;</li> <li>- Deleting 'off-site directional signs' definition;</li> <li>- Delete SIGN-R5; and</li> <li>- Delete any reference within other rules, including Table SIGN-S2.</li> </ul>
275.66	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R6	Amend	<p>Support enabling on-site signs through appropriate controls however concerns about the associated standards.</p>	<p>Retain SIGN-R6 as notified.</p> <p>Further consider the related rule standards.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
275.67	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R7	Support	Supports restricted discretionary activity status for off-site signs within Industrial Zones, and non-complying activity status within all other zones as they can compromise road safety via driver distraction, traffic hazard, or causing confusion with official road signs thus their size, design, location and management needs to be controlled to ensure the safe, effective and efficient operation of the state highway network.	Retain SIGN-R7 as notified.
275.68	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S1	Amend	<p>Support the inclusion of a transport safety related standard. Seek amendments to:</p> <ul style="list-style-type: none"> <li>- Replace 'transport sign' with 'an official sign used for transport purposes' as 'transport sign' is not a term that has been used throughout the plan, nor is it defined;</li> <li>- Delete reference to 'transport signal' which is a traffic control device, not a sign;</li> <li>- Include intermittently illuminated lights within provisions relating to light; and</li> <li>- Include minimum lettering sizes for 50km/h and 60km/h speed zones as there are several sections of strategic or arterial roads with these lower speed limits.</li> </ul>	<p>Amend SIGN-S1:</p> <p>"1. Any sign, other than <u>an official sign used for transport purposes</u><del>a transport sign or signal</del>, shall:</p> <ul style="list-style-type: none"> <li>a. not have movable parts, including captive blimps or balloons, but excluding flags and banners;</li> <li>b. not have contain flashing, <del>or revolving</del> <u>or intermittently illuminated</u> lights;</li> <li>c. not be reflective upon exposure to artificial light;</li> <li>d. not have sound effects;</li> <li>e. not resemble <del>a transport sign</del> <u>an official sign used for transport purposes or traffic</u> signal;</li> <li>f. not be located in a position that impairs a road user's view of any <del>transport</del> <u>official sign used for transport purposes or traffic</u> signal;</li> <li>g. not overhang the road reserve of a State Highway; or</li> <li>h. not obstruct the movement of any pedestrian, motorist, or cyclist;</li> <li>i. not be located within any road corridor;</li> <li>j. comply with the following minimum lettering sizes in Table SIGN-1 where visible from a strategic road or arterial road with the following speed limits:</li> </ul> <p>Table SIGN-1: Minimum lettering sizes</p> <p><b>"Regulatory speed limit of adjoining road</b></p> <p><b>Km/h</b></p> <p><u>50</u></p> <p><u>60</u></p> <p>...</p> <p><b>Business / property name</b></p> <p><b>Minimum lettering height (mm)</b></p> <p><u>100</u></p> <p><u>125</u></p> <p>...</p> <p><b>Main message</b></p> <p><b>Minimum lettering height (mm)</b></p> <p><u>150</u></p> <p><u>175</u></p> <p><b>Secondary message</b></p> <p><b>Minimum lettering height (mm)</b></p> <p><u>75</u></p> <p><u>90</u></p>
275.69	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S2	Amend	Support managing the number, area and height of signs to ensure the safe, effective and efficient operation of the State Highway network. However, seek consideration to the structure and details of SIGN-S2 to align with submitters request to improve the simplicity and clarity of provisions relating to temporary signs, and delete all provisions for off-site directional signage.	<p>Further consider the aspects of SIGN-S2 which relate to temporary signs to improve the simplicity and clarity of these provisions.</p> <p>Delete all provisions for off-site directional signage.</p>
275.70	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S3	Amend	Support management of aspects of digital signs that can affect the safe, efficient and effective operation of the State Highway network. However, seek addition of a matter relating to transitions between still images, and a matter relating to lighting control, in order to mitigate effects on transport safety, particularly during image transitions.	<p>Amend SIGN-S3:</p> <p>"...</p> <p>6. <u>There shall be no transitions between still images apart from cross-dissolve of a maximum of 0.5 seconds;</u></p> <p>7. The display time for each image or message on the digital sign shall be a minimum of one hour;</p> <p>8. <u>The screen shall incorporate lighting control to adjust brightness in line with ambient light levels;</u></p> <p>...."</p>
275.71	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Advice Notes	SIGN-AN1	Support	Support SIGN-AN1(5).	Retain SIGN-AN1(5) as notified.
275.72	Waka Kotahi NZ Transport Agency Gemma Kean	SIGN - Nga tohu - Signs	Matters of Discretion	SIGN-MD1	Amend	<p>Support SIGN-MD1.</p> <p>Seek amendment to provide for a broader consideration of transport safety effects, rather than being limited to distraction or obstruction.</p> <p>Seek amendment to provide for a broader consideration of operational effects of digital signs in their entirety, rather than being limited to transitions.</p>	<p>Amend SIGN-MD1:</p> <p>"1. The extent to which the sign's size, location, design, content, illumination, and any digital <u>operation transitions</u>, could adversely affect <u>the safe, efficient and effective operation of the transport system</u> <del>transport safety, cause confusion, distraction or an obstruction to any road user.</del></p> <p>2. The complexity and sensitivity of the receiving environment."</p>

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275.73	Waka Kotahi NZ Transport Agency Gemma Kean	TEMP - Nga mahi taupua - Temporary activities	Activity Rules	TEMP-R3	Amend	Request clarification that public land does not include the state highway road reserve as this rule permits mobile trading on public land.	Include a definition for 'public land' and ensure this definition does not include the state highway road reserve. Or alternatively, amend TEMP-R3:  "Mobile trading on public land Where <u>1. Mobile trading is not located within any state highway road reserve.</u> Activity status when compliance not achieved: N/ADIS"
275.74	Waka Kotahi NZ Transport Agency Gemma Kean	TEMP - Nga mahi taupua - Temporary activities	Activity Rules	TEMP-R9	Support	Supports the exemption that TEMP-R9 (1), (2), and (4) does not apply to activities within the road reserve.	Retain TEMP-R9 as notified.
275.75	Waka Kotahi NZ Transport Agency Gemma Kean	TEMP - Nga mahi taupua - Temporary activities	Advice Notes	TEMP-AN1	Amend	TEMP-AN1 makes the plan user aware permission from the District Council must be obtained for temporary activities in the road but this should also cover Waka Kotahi for activities within the state highway road reserve. For any activity on a Limited Access Road, any change in use will trigger the need for approval from Waka Kotahi NZ Transport Agency under the Government Roadway Powers Act and it is appropriate for this to be highlighted to plan users through an advice note.	Insert advice note into the Temporary Activities Chapter:  "Temporary activities within a public space: - Permission from the District Council must be obtained for all temporary activities on a public space including on reserves and roads. <u>For any temporary activity within the state highway road reserve permission is required from Waka Kotahi NZ Transport Agency...</u>  Other controls: - Regulations and bylaws that may also apply include the Camping-Grounds Regulations 1985, Amusement Devices Regulations 1978, Civil Aviation Act 1990; and bylaws e.g. Alcohol Control Bylaw 2018, Signage Bylaw 2019, Waimakariri District Council Parking Bylaw 2019, <del>and</del> Solid Waste and Waste Handling Licensing Bylaw 2016 <u>and Government Roadway Powers Act 1989.</u> "
275.76	Waka Kotahi NZ Transport Agency Gemma Kean	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P7	Amend	Requires further consideration of effects on the transport network from rural retail activities and amend policy to reflect this.	Amend RURZ-P7:  "In relation to retail activity: 1. new retail activity be limited to that associated with a home business, selling products directly produced in the Rural Zones, or selling products or services directly supporting primary production; providing that, <u>a. to the extent practicable adverse effects of the activity are internalised within the site, and</u> <u>b. amenity values and the character of Rural Zones are maintained; and</u> <u>c. adverse effects on the safe and efficient functioning of the transport system are avoided or mitigated.</u> 2. the expansion of any existing retail activity shall: a. manage any additional adverse effects including visual, traffic, dust, noise, odour, or lighting so as to maintain the amenity values and character of the zone <u>and the safe and efficient functioning of the transport system;</u> ..."
275.77	Waka Kotahi NZ Transport Agency Gemma Kean	GRUZ - General Rural Zone	Activity Rules	GRUZ-R7	Amend	GRUZ-R7 permits visitor accommodation subject to requirements. Where a new visitor accommodation requires a new vehicle accessway off a state highway, the accessway will be subject to TRAN-R6, and the same requirements for upgrading should apply where there is an existing accessway.	Amend GRUZ-R7:  "Where: ... 2. a maximum of eight visitors shall be accommodated per site; <u>and</u> <u>3. where the activity is accessed off a state highway, any existing vehicle crossing shall comply, or be upgraded to comply, with TRAN-S5.</u> "
275.78	Waka Kotahi NZ Transport Agency Gemma Kean	GRUZ - General Rural Zone	Activity Rules	GRUZ-R10	Amend	GRUZ-R10 permits retail activities subject to requirements. Where a new rural produce retail requires a new vehicle accessway off a state highway, the accessway will be subject to TRAN-R6, and the same requirements should apply for upgrading where there is an existing accessway.	Amend GRUZ-R10:  "Where: ... 2. the maximum NFA or land area used for any retail sales activity shall be 50m <sup>2</sup> ; <u>and</u> <u>3. where the activity is accessed off a state highway, any existing vehicle crossing shall comply, or be upgraded to comply, with TRAN-S5.</u> "
275.79	Waka Kotahi NZ Transport Agency Gemma Kean	GRUZ - General Rural Zone	Activity Rules	GRUZ-R11	Amend	GRUZ-R11 permits rural industries subject to requirements which allow for a rural industry of reasonable scale establishing off a state highway, without the considering effects on safe and efficient road functioning. Amend to add new restriction, for where a rural industry obtains access off a state highway, requiring resource consent as a Restricted Discretionary activity.	Amend GRUZ-R11:  "Where: ... 8. the maximum NFA or land area occupied for retail sales shall be 50m <sup>2</sup> ; <u>and</u> 9. any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit, or other sensitive activity, located on a site other than where the rural industry is occurring; <u>and</u> <u>10. the activity shall not be accessed off a state highway.</u> Activity status when compliance with GRUZ-R11 (6), <u>or</u> (9) <u>or</u> (10) not achieved: RDIS."



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275.80	Waka Kotahi NZ Transport Agency Gemma Kean	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R7	Amend	RLZ-R7 permits visitor accommodation subject to requirements. Where a new visitor accommodation requires a new vehicle accessway off a state highway, the accessway will be subject to TRAN-R6, and the same requirements for upgrading should apply where there is an existing accessway.	Amend Rule RLZ-R7:  "Where: ... 2. a maximum of eight visitors shall be accommodated per site; <u>and</u> <u>3. where the activity is accessed off a state highway, any existing vehicle crossing shall comply, or be upgraded to comply, with TRAN-S5.</u> "
275.81	Waka Kotahi NZ Transport Agency Gemma Kean	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R10	Amend	RLZ-R10 permits retail activities subject to requirements. Where a new rural produce retail requires a new vehicle accessway off a state highway, the accessway will be subject to TRAN-R6, and the same requirements should apply for upgrading where there is an existing accessway.	Amend RLZ-R10:  "Activity status: PER ... 3.the maximum NFA or land area used for any retail sales activity shall be 50m <sup>2</sup> ; <u>and</u> <u>4. where the activity is accessed off a state highway, any existing vehicle crossing shall comply, or be upgraded to comply, with TRAN-S5.</u> "
275.82	Waka Kotahi NZ Transport Agency Gemma Kean	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R11	Amend	RLZ-R11 permits rural industries subject to requirements which allow for a rural industry of reasonable scale establishing off a state highway, without the considering effects on safe and efficient road functioning. Amend to add new restriction, for where a rural industry obtains access off a state highway, requiring resource consent as a Restricted Discretionary activity.	Amend RLZ-R11: "... 8. the maximum NFA or land area occupied for retail sales shall be 50m <sup>2</sup> ; <u>and</u> 9. any buildings, yard, storage, or parking areas associated with the activity shall not be located within 60m of any residential unit, or other sensitive activity, located on a site other than where the rural industry is occurring; <u>and</u> <u>10. the activity shall not be accessed off a state highway.</u> Activity status when compliance with RLZ-R11 (6) <u>or</u> (9) <u>or</u> (10) not achieved: RDIS."
275.83	Waka Kotahi NZ Transport Agency Gemma Kean	NWR - Northwest Rangiora	NWR - Northwest Rangiora Development Area	General	Amend	Greenfield development within the Northwest Rangiora Development Area outside of the Projected Infrastructure Boundary is likely to encourage the use of private vehicle use, proposed pedestrian and cycle connections are limited and no public transport connections are identified.	Amend Outline Development Plan to include better cycle and pedestrian connections.
275.84	Waka Kotahi NZ Transport Agency Gemma Kean	SBT - South Belt	SBT - South Belt Development Area	General	Support	The South Belt Development Area is located within the Projected Infrastructure Boundary and further residential development is anticipated in this location by the Greater Christchurch partnership.	Retain South Belt Development Area as notified.
275.85	Waka Kotahi NZ Transport Agency Gemma Kean	KLFR - Kaiapoi Large Format Retail	KLFR - Kaiapoi LFR Development Area	General	Support	Kaiapoi Large Format Retail Development Area is located within the Projected Infrastructure Boundary and is considered appropriate.	Retain Kaiapoi Large Format Retail Development Area as notified.
275.86	Waka Kotahi NZ Transport Agency Gemma Kean	OHOK - Bradleys Road Ohoka	OHOK - Bradleys Road Ohoka Development Area	General	Support	While Bradleys Road Ohoka Development Area is located outside of the Projected Infrastructure Boundary it has previously been identified for further development.	Retain Bradleys Road Ohoka Development Area as notified.
275.87	Waka Kotahi NZ Transport Agency Gemma Kean	WKP - West Kaiapoi	WKP - West Kaiapoi Development Area	General	Support	West Kaiapoi Development Area is located within the Projected Infrastructure Boundary and is considered appropriate.	Retain West Kaiapoi Development Area as notified.
275.88	Waka Kotahi NZ Transport Agency Gemma Kean	EKP - East Kaiapoi	EKP - East Kaiapoi Development Area	General	Support	East Kaiapoi Development Area is located within the Projected Infrastructure Boundary and is considered appropriate.	Retain East Kaiapoi Development Area as notified.
275.89	Waka Kotahi NZ Transport Agency Gemma Kean	MILL - Mill Road Ohoka	MILL - Mill Road Development Area	General	Support	While Mill Road Development Area is located outside of the Projected Infrastructure Boundary, it is has previously been identified for future development.	Retain Mill Road Development Area as notified.
275.90	Waka Kotahi NZ Transport Agency Gemma Kean	NWD - North Woodend	NWD - North Woodend Development Area	General	Support	North Woodend Development Area is located outside of the Projected Infrastructure Boundary.	Retain North Woodend Development Area as notified.
275.91	Waka Kotahi NZ Transport Agency Gemma Kean	SBK - Southbrook	SBK - Southbrook Development Area	General	Support	Southbrook Development Area is outside of the Projected Infrastructure Boundary. It is a rollover from the Operative District Plan and provisions in the Transport Chapter can manage access to the state highway, however SH71 is a Limited Access Road and any new access will require separate approval from Waka Kotahi.	Retain Southbrook Development Area as notified.
275.92	Waka Kotahi NZ Transport Agency Gemma Kean	EWD - East Woodend	EWD - East Woodend Development Area	General	Amend	While the eastern part of the East Woodend Development Area is located within the Projected Infrastructure Boundary and is a logical extension, the remaining part is not immediately adjoined to other rural zones and therefore, pedestrian and cycle connections may not be frequently used.	Further consideration is given to intensification of this area.
275.93	Waka Kotahi NZ Transport Agency Gemma Kean	MPH - Mapleham	MPH - Mapleham Development Area	General	Amend	DEV-MPH-R1 refers to access from State Highway 1, however, there is no access from the Mapleham Development Area (existing or proposed). This may be a drafting error and instead of State Highway 1 should refer to Pegasus Boulevard.	Amend DEV-MPH-R1:  "Access to <del>State Highway 1</del> <u>Pegasus Boulevard</u> from the DEV-MPH-APP1 area shall be limited to the two locations (Mapleham Drive) as shown on DEV-MPH-APP1, provided that: ... 2. the access road located near the southern boundary of the zone shall serve all other sites in the zone and shall adjoin the common boundary of the adjacent property to the south for a minimum distance of 30m from <del>State Highway 1</del> <u>Pegasus Boulevard</u> into the zone."
275.94	Waka Kotahi NZ Transport Agency Gemma Kean	NRG - North Rangiora	NRG - North Rangiora Development Area	General	Support	North Rangiora Development Area is located within the Projected Infrastructure Boundary and is considered appropriate.	Retain North Rangiora Development Area as notified.
275.95	Waka Kotahi NZ Transport Agency Gemma Kean	PEG - Pegasus	PEG - Pegasus Township Development Area	General	Support	Pegasus Township Development Area is located within the Projected Infrastructure Boundary and is considered appropriate.	Retain Pegasus Township Development Area as notified.

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275.96	Waka Kotahi NZ Transport Agency Gemma Kean	WR - West Rangiora	WR - West Rangiora Development Area	General	Support	Support the inclusion of a Medium Density Residential Zone in the West Rangiora Development Area, however further consideration could be given to increasing the size of this zone to encourage densification.	Further consider the area zoned Medium Density Residential Zone (and the potential to increase this area).
275.97	Waka Kotahi NZ Transport Agency Gemma Kean	NER - North East Rangiora	NER - North East Rangiora Development Area	General	Support	Support the inclusion of a Medium Density Residential Zone within the North East Rangiora Development Area, however further consideration could be given to increasing the size of this zone to encourage densification and better multi-modal and public transport connections to meet UFD-P2.	Further consider the area zoned Medium Density Residential Zone (and the potential to increase this area) and incorporate better multi-modal and public transport connections to better reflect UFD-P2.
275.98	Waka Kotahi NZ Transport Agency Gemma Kean	SER - South East Rangiora	South East Rangiora Development Area	General	Support	Support the inclusion of a Medium Density Residential Zone within the South East Rangiora Development Area, however further consideration could be given to increasing the size of this zone to encourage densification as the land proposed to be zoned Medium Density is limited. Note the Outline Development Plan shows good cycleway connections to wider Rangiora township.	Consider potential to increase the area zoned Medium Density Residential Zone.
275.99	Waka Kotahi NZ Transport Agency Gemma Kean	K - Kaiapoi	K - Kaiapoi Development Area	General	Support	Support the inclusion of a Medium Density Residential Zone within the Kaiapoi Development Area, however further consideration could be given to increasing the size of this zone to encourage densification as the land proposed to be zoned Medium Density is limited. Seek further consideration of connections for active transport modes to reduce private vehicle reliance, including connections to the existing bus stops (park and ride locations) in Kaiapoi.	Further consider the area zoned Medium Density Residential Zone (and the potential to increase this area) and incorporate better multi-modal and public transport connections to better reflect UFD-P2.
275.100	Waka Kotahi NZ Transport Agency Gemma Kean	WDC - Waimakariri District Council	WDC - Waimakariri District Council	Rangiora	Support	Support Waimakariri District Council designation requirement WDC-47 as it provides for the proposed roundabout design and location.	Retain Waimakariri District Council designation requirement WDC-47 as notified.
276.1	4Sight Consulting Limited - Jarrod Dixon	HS - Matu morearea - Hazardous substances	Introduction	Introduction	Amend	Support intent to only control matters in relation to hazardous substances not covered by other legislation and Canterbury Regional Council functions. While the Fuel Companies do not have any Major Hazard Facilities in the District, they have an interest in ensuring provisions are reasonable and consistent across the country, noting that the plan making process typically includes analysis of how other plans have addressed particular matters.	Support introduction to Hazardous Substances Chapter in part.
276.2	4Sight Consulting Limited - Jarrod Dixon	HS - Matu morearea - Hazardous substances	Objectives	HS-O1	Amend	Proposed objectives do not adequately recognise hazardous substance's contribution to economic and social wellbeing, and seek clarity for the term 'flood events' in HS-O1 and the direction to manage, noting that both 'managed' and 'minimised' are used. Property is part of the environment and, in relation to hazardous substance risk, does need not be specifically identified.	Amend HS-O1:  "Hazardous substance use, storage and disposal activities are <u>enabled and</u> located, <del>and in the case of flood events, managed,</del> so that: 1. risk to people, <del>property</del> and the environment from any major hazard facility is minimised, including avoiding unacceptable risk to sensitive activities; 2. risk to any sensitive area is minimised; and 3. risk to land and water as a result of flood events is <del>minimised</del> <u>managed</u> .  <u>Note:</u> <u>A flood event is defined as a 0.5% AEP flood event for low and medium hazard and a 0.2% AEP flood event for high hazard."</u>
276.3	4Sight Consulting Limited - Jarrod Dixon	HS - Matu morearea - Hazardous substances	Objectives	HS-O2	Amend	Support intent of HS-O2 to minimise reverse sensitivity effects on Major Hazard Facilities (MHF) and avoid unacceptable risk to sensitive activities, but consider it should be simplified and not just applied to establishment of new MHF, recognising that ongoing management of these matters is important.	Amend HS-O2:  <del>"The location of any new sensitive activity minimises reverse sensitivity effects on any existing major hazard facility, and avoids unacceptable risk to the sensitive activity. Avoid unacceptable risk from the establishment or intensification of sensitive activities and otherwise minimise reverse sensitive effects on major hazard facilities."</del>
276.4	4Sight Consulting Limited - Jarrod Dixon	HS - Matu morearea - Hazardous substances	Policies	HS-P1	Amend	Amend HS-P1, as the proposed wording would trigger a Quantitative Risk Assessment for additions to existing Major Hazard Facility (MHF) including for changes which would not increase the risk profile. The wording also seeks to avoid new MHF in overlays and zones where sensitive areas or activities predominate, and the Fuel Companies consider that this will be achieved by provisions relating to those overlays and zones and need not be specified in the chapter.	Amend HS-P1:  <del>"Minimise risk to people, <del>property</del> and the environment from any new major hazard facility, or <u>any increase in the risk profile</u> addition <del>to</del> of a major hazard facility by:</del> 1. <del>an appropriate risk assessment of the proposed storage and use of hazardous substances, identifying risk to human and ecological health and safety, and to property, though a QRA of any proposed activity,</del> including <u>consideration of</u> its site characteristics and any cumulative risk from the use, storage and disposal of hazardous substances on other sites; 2. <u>avoiding unacceptable risk identified in the QRA on existing sensitive activities, ensuring the location provides sufficient separation from any sensitive activity to minimise any risk identified in a QRA for the activity and avoids unacceptable risk to existing sensitive activities;</u> 3. <del>locating outside any areas of significant indigenous vegetation, significant habitats for indigenous fauna and Sites and Areas of Significance to Māori, and zones and overlays where sensitive areas or activities predominate;</del> and 4. <del>locating outside any high hazard area unless risk associated with the hazard can be appropriately mitigated to protect human, and environmental, health and safety."</del>

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276.5	4Sight Consulting Limited - Jarrod Dixon	HS - Matu morearea - Hazardous substances	Activity Rules	HS-R1	Amend	Amend HS-R1 to only apply to above ground storage of hazardous substances, noting that underground facilities, like petroleum storage at service stations, are resilient to inundation.	Amend HS-R1:  (Permitted)  "Where: 1. <del>aboveground</del> the storage of hazardous substances within any hazardous facility is at, or above the finished floor level established either by the Kaiapoi Fixed Minimum Finished Floor Level Overlay or by a Flood Assessment Certificate issued in accordance with NH-S1."
276.6	4Sight Consulting Limited - Jarrod Dixon	HS - Matu morearea - Hazardous substances	Activity Rules	HS-R2	Amend	Amend HS-R2 to reflect the requested changes to HS-P1 and HS-P2 (that the proposed wording of HS-P1 and P2 would result in any addition to existing Major Hazard Facility (MHF) would trigger a Quantitative Risk Assessment, even where the risk profile would not be increased, and would avoid locating new MHF where sensitive activities predominate, however this intent will be best achieved by zone provisions and not by the Hazardous Substances Chapter).	Amend HS-R2:  "Any new major hazard facility or <u>any increase in the risk profile of a</u> addition to major hazard facility."
276.7	4Sight Consulting Limited - Jarrod Dixon	HS - Matu morearea - Hazardous substances	Activity Rules	HS-R3	Support	Support intent to only control matters in relation to hazardous substances that are not covered by other legislation and Canterbury Regional Council functions. While the Fuel Companies do not have any Major Hazard Facilities in Waimakariri, they have an interest in ensuring provisions are reasonable and consistent across the country, noting that the plan making process typically includes analysis of how other plans have addressed particular matters.	Support HS-R3.
276.8	4Sight Consulting Limited - Jarrod Dixon	Definitions	Definitions	Definition of major hazard facility	Support	Support intent to only control matters in relation to hazardous substances that are not covered by other legislation and Canterbury Regional Council functions. While the Fuel Companies do not have any Major Hazard Facilities in Waimakariri, they have an interest in ensuring provisions relating to the same are reasonable and consistent across the country, noting that the plan making process typically includes analysis of how other plans have addressed particular matters.	Support 'major hazard facility' definition.
276.9	4Sight Consulting Limited - Jarrod Dixon	Definitions	Definitions	Definition of hazardous facility	Support	Support intent to only control matters in relation to hazardous substances that are not covered by other legislation and Canterbury Regional Council functions. While the Fuel Companies do not have any Major Hazard Facilities in Waimakariri, they have an interest in ensuring provisions relating to the same are reasonable and consistent across the country, noting that the plan making process typically includes analysis of how other plans have addressed particular matters.	Support 'hazardous facility' definition.
276.10	4Sight Consulting Limited - Jarrod Dixon	Definitions	Definitions	Definition of sensitive activity	Support	Support intent to only control matters in relation to hazardous substances that are not covered by other legislation and Canterbury Regional Council functions. While the Fuel Companies do not have any Major Hazard Facilities in Waimakariri, they have an interest in ensuring provisions relating to the same are reasonable and consistent across the country, noting that the plan making process typically includes analysis of how other plans have addressed particular matters.	Support 'sensitive activities' definition.
276.11	4Sight Consulting Limited - Jarrod Dixon	CL - Whenua paitini - Contaminated land	Introduction	Introduction	Amend	Support recognition that contaminated land is primarily managed through the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESC), but the introduction has some inconsistencies with the NESC. The NESC seeks to 'identify' and 'assess' contaminants in soil to determine if management is required before the land is subdivided, used or developed, but the introduction states the NESC requires contaminants to be managed. Similarly it states Council can implement consents under the NESC and while this is correct, the Council could obtain and implement resource consent conditions under the NESC - it is anticipated the intent was to convey that the Proposed District Plan does not contain rules for contaminated land but contains objectives or policies.  Support recognition of the Regional Council's responsibility in relation to contaminated land, including within the Coastal Marine Area and within beds of lakes and rivers, but seek responsibilities are more accurately reflected as relating to discharges.	Amend introduction to Contaminated Land Chapter:  "... The NESC requires that land affected, or potentially affected, by contaminants in soil is identified <u>and</u> , assessed <del>and managed</del> before it is subdivided, used or developed to mitigate adverse effects on human health. The NESC sets out the activity status for subdivision, use and development of land.  The District Council <del>Plan does not contain any rules for the subdivision, use or development of contaminated land as this is regulated</del> implements resource consents under the NESC. <u>The District Plan does, however, provide the relevant as the NESC does not contain any objectives or policies relating to contaminated land, noting that none are provided by the NESC the District Plan will apply.</u> ... The Regional Council is <del>also</del> responsible for the avoidance, remediation, or mitigation of adverse effects from the use of contaminated land within the CMA and within the beds of lakes and rivers and the avoidance, remediation, or mitigation of adverse effects from discharges <u>of contaminants into or onto contaminated land, air or water.</u> ..."
276.12	4Sight Consulting Limited - Jarrod Dixon	CL - Whenua paitini - Contaminated land	Objective	CL-O1	Amend	CL-O1 should seek the protection of human health and environment which is consistent with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, and better aligns with CL-P2. The use of 'adversely affect' does not appropriately enable outcomes where adverse effects may be acceptable.	Amend CL-O1:  "The subdivision, use and development of contaminated land <u>is managed to protect human health</u> does not adversely affect people, property, and the environment."

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276.13	4Sight Consulting Limited - Jarrod Dixon	CL - Whenua paitini - Contaminated land	Policies	CL-P2	Amend	Amend CL-P2 to better reflect that remediation is one of a range of options to help manage contaminated land and to ensure that the policy intent aligns with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC), noting that the NESC does not require avoidance of all effects.	Amend CL-P2:  "Require applications for subdivision, use or development of contaminated land, or potentially contaminated land, <del>to apply a good practice approach</del> include an <del>to the investigation management</del> of the risks to remediate the contamination, or manage activities on contaminated land, to protect the human health of people and the environment. <del>The remediation or mitigation works for contaminated land shall be undertaken in such a way to not pose further risk to human health or the environment than if remediation had not occurred."</del>
276.14	4Sight Consulting Limited - Jarrod Dixon	CL - Whenua paitini - Contaminated land	Policies	CL-P3	Oppose	Oppose CL-P3 as it explicitly discourages the disturbance of contaminated land which is often the first step in identifying and assessing risk. While an allowance is made for disturbance associated with remediation, it is only one method of addressing potential effects and disturbance may be necessary for other reasons, for instance instatement of sealed surfaces. Consider that any risk or effects associated with earthworks and/or disturbance can be appropriately addressed by CL-P2 and CL-P3 be deleted.	Delete CL-P3:  " <del>Discourage the disturbance of contaminated land, unless for the purpose of contamination remediation, where the level, type and toxicity of the contamination could adversely affect natural values"</del>
276.15	4Sight Consulting Limited - Jarrod Dixon	CL - Whenua paitini - Contaminated land	Policies	CL-P4	Oppose	Delete CL-P4 as the intent is effectively provided by CL-P2 which seeks to apply good environmental practices to effectively manage risk and effects. It is also assumed that this policy seeks to manage land fill activities which would be more appropriately dealt with under the relevant zone provisions.	Delete CL-P4:  " <del>Avoid adverse effects on the health of people and the environment from the disposal of soil from contaminated land."</del>
276.16	4Sight Consulting Limited - Jarrod Dixon	Definitions	Definitions	Definition of hazardous substance	Support	Support 'hazardous substances' definition.	Support 'hazardous substances' definition.
276.17	4Sight Consulting Limited - Jarrod Dixon	Definitions	Definitions	Definition of contaminated land	Support	Support definition 'contaminated land'.	Support definition 'contaminated land'.
276.18	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketū whenua - Earthworks	Introduction	Introduction	Support	Support EW – Introduction	Support EW – Introduction
276.19	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketū whenua - Earthworks	Objectives	EW-O1	Support	Support EW-O1.	Support EW-O1.
276.20	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketū whenua - Earthworks	Policies	EW-P1	Support	Support EW-P1.	Retain EW-P1 as notified.
276.21	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketū whenua - Earthworks	Policies	EW-P2	Support	Support EW-P2.	Retain EW-P2 as notified.
276.22	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketū whenua - Earthworks	Policies	EW-P3	Support	Support EW-P3.	Retain EW-P3 as notified.
276.23	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketū whenua - Earthworks	Policies	EW-P4	Support	Support EW-P4.	Retain EW-P4 as notified.
276.24	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketū whenua - Earthworks	Policies	EW-P5	Support	Support EW-P5.	Retain EW-P5 as notified.
276.25	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketū whenua - Earthworks	Policies	EW-P6	Support	Support EW-P6.	Retain EW-P6 as notified.
276.26	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R1	Support	Support EW-R1.	Retain EW-R1 as notified.
276.27	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R2	Support	Support EW-R2.	Retain EW-R2 as notified.
276.28	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R3	Support	Support EW-R3.	Retain EW-R3 as notified.

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276.29	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R4	Support	Support EW-R4.	Retain EW-R4 as notified.
276.30	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R5	Support	Support EW-R5.	Retain EW-R5 as notified.
276.31	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R6	Support	Support EW-R6.	Retain EW-R6 as notified.
276.32	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R7	Support	Support EW-R7.	Retain EW-R7 as notified.
276.33	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R8	Support	Support EW-R8.	Retain EW-R8 as notified.
276.34	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R9	Support	Support EW-R9.	Retain EW-R9 as notified.
276.35	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R10	Support	Support EW-R10.	Retain EW-R10 as notified.
276.36	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R11	Support	Support EW-R10.	Retain EW-R10 as notified.
276.37	4Sight Consulting Limited - Jarrod Dixon	Definitions	Definitions	Definition of land disturbance	Support	Support 'land disturbance' definition.	Retain 'land disturbance' definition as notified.
276.38	4Sight Consulting Limited - Jarrod Dixon	Definitions	Definitions	Definition of earthworks	Support	Support 'earthworks' definition.	Retain 'earthworks' definition as notified.
276.39	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketu whenua - Earthworks	Advice Notes	EW-AN1	Amend	<p>EW-AN1(4) recognises that earthworks under the National Environmental Standard for Plantation Forestry are not subject to District Plan provisions except for 'terms or conditions not covered by the NESCS or where allowed to be more stringent'. Support recognition that earthworks for contaminated land are regulated by the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) but does not clarify provision application to contaminated and potentially contaminated land.</p> <p>Clarity is important as service stations and refuelling facilities are a Hazardous Activities and Industries List activity and subject to the NESCS. The NESCS has a potential permitted activity path for removal and replacement of fuel storage systems and disturbance and removal of soil, while complying with standards and reporting requirements. The advice note may be interpreted to mean the earthworks provisions extend to any matter not specifically addressed in the NESCS e.g. EW-S5 seeks to control the height and depth of excavation and filling with no corresponding control in the NESCS. Further, EW-R8 would not apply to service station assets as these are not clearly encompassed by the Proposed District Plan (and Resource Management Act 1991) definition of 'infrastructure'.</p> <p>Seek amendment to clarify that provisions do not apply to activities regulated by the NESCS, particularly tank removal and replacement and sampling of contaminated land. This reflects adequate control by the NESCS.</p>	<p>Amend EW-AN1:</p> <p>"The NESPF regulates earthworks for forestry purposes, and the NESCS manages the effects on human health from the disturbance or removal of contaminated soil. Earthworks managed under the NESCS and NESPF are not subject to provisions in this chapter other than where the District Plan deals with terms and conditions not covered in the NES or in the circumstances where the District Plan is allowed to be more stringent. The District Plan can be more stringent than the NESPF for forestry in outstanding natural features and landscapes, and SNAs.</p> <p>The NESPF regulates earthworks for forestry purposes, and the NESCS regulates and manages the effects on human health from the disturbance or removal of contaminated soil. <u>Specific activities (i.e. Soil sampling and removing or replacing fuel storage systems) are regulated under the NESCS and Earthworks managed under the NESCS and NESPF are not subject to provisions in this chapter. other than where the District Plan deals with terms and conditions not covered in the NESPF or in the circumstances where the District Plan is allowed to be more stringent. The District Plan can be more stringent than the NESPF for forestry in outstanding natural features and landscapes, and SNAs."</u></p>

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276.40	4Sight Consulting Limited - Jarrod Dixon	EW - Ketuketu whenua - Earthworks	Activity Rules	General	Amend	Seek consistent and effects based approach to temporary earthworks, and as a minimum a clear permitted activity path for land disturbance for operation, maintenance and upgrade of existing underground assets that applies wider than infrastructure. As land disturbance and earthworks are defined but focus is on the latter, certainty is required and could be achieved by a new rule.	Amend to Insert new rule:  " <u>EW-R12 Earthworks associated with operation, maintenance, removal or replacement of existing underground assets</u>  (Permitted) where:  <u>1. EW-S3, EW-S4, EW-S6 and EW-S7 are met; and</u> <u>2. The disturbance does not permanently alter the profile, contour or height of the land;</u>  <u>Activity status when compliance is not achieved: RDIS</u> <u>EW-MD1</u> <u>EW-MD2</u> <u>EW-MD3</u> <u>EW-MD4</u> <u>EW-MD5</u> <u>EW-MD6</u> <u>EW-MD7</u> <u>EW-MD8"</u>
276.41	4Sight Consulting Limited - Jarrod Dixon	HS - Matu morearea - Hazardous substances	Policies	HS-P2	Amend	Amend HS-P2 for consistency with requested amendments to other provisions.	Amend HS-P2:  "Ensure any new or intensified activities are <del>sensitive activity</del> is sufficiently separated from any existing major hazard facility to <del>minimise reverse sensitivity effects for the major hazard facility, and avoid unacceptable risk to the sensitive activities and minimise reverse sensitivity effects.</del> "
276.42	4Sight Consulting Limited - Jarrod Dixon	HS - Matu morearea - Hazardous substances	Policies	HS-P3	Amend	Support in part HS-P3.	Support in part HS-P3.
276.43	4Sight Consulting Limited - Jarrod Dixon	CL - Whenua paitini - Contaminated land	Policies	CL-P1	Support	Supports CL-P1.	Retain CL-P1 as notified.
277.1	Beca - Hugh Loughnan	Definitions	Definitions	Definition of education purposes	Support	Update definition of 'education purposes' to be consistent with the most recent definition provided by the Minister of Education.	Amend definition of 'education purposes':  " <del>In the designated purpose of the Minister of Education designations, means to:</del> <del>a. enable the use of the facilities on the site by and for the educational benefit of any preschool and school age students (i.e. years 0 to 13) regardless of whether they are enrolled in the institution located on the site.</del> <del>b. enable the provision of supervised care and study opportunities for students outside school hours in school facilities.</del> <del>c. enable the provision of community education (e.g. night classes for adults) outside school hours in school facilities.</del> <del>d. include but not be limited to the provision of academic, sporting, social and cultural education including through:</del> <del>i. formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;</del> <del>ii. formal and informal cultural activities and competitions whether carried out during or outside school hours;</del> <del>iii. the provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs.</del> <del>e. enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.</del> <del>f. enable the provision of associated administrative services; carparking and vehicle manoeuvring; and health, social services and medical services (including dental clinics and sick bays).</del> "

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							<p><del>g. enable housing on site for staff members whose responsibilities require them to live on site (e.g. school caretaker) and their families.</del> (Minister of Education Designations Definition)</p> <p><u>"Educational Purposes" for the purposes of these designation shall, in the absence of specific conditions to the contrary:</u></p> <p><u>i. Enable the use of the facilities on the designated site by and for the educational benefit of any school age students (i.e.: years 0 to 13) and early childhood children regardless of whether they are enrolled at any institution located on that designated site.</u></p> <p><u>ii. Enable the provision of supervised care and study opportunities for students outside school hours in school facilities</u></p> <p><u>iii. Enable the provision of community education (e.g.: night classes for adults) outside school hours in school facilities.</u></p> <p><u>iv. Include but not be limited to the provision of academic, sporting, social and cultural education including through:</u></p> <ul style="list-style-type: none"> <li><u>• Formal and informal recreational, sporting and outdoor activities and competitions whether carried out during or outside school hours;</u></li> <li><u>• Formal and informal cultural activities and competitions whether carried out during or outside school hours;</u></li> <li><u>• The provision of specialist hubs and units (including language immersion units and teen parent units) for students with particular educational requirements or special needs; and</u></li> </ul> <p><u>v. Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.</u></p> <p><u>vi. Enable the provision of associated administrative services: carparking and vehicle manoeuvring; and health, social service and medical services (including dental clinics and sickbays).</u></p> <p><u>vii. Enable the housing on site for staff members whose responsibilities require them to live on site (e.g.: school caretaker) and their families."</u></p>
277.2	Beca - Hugh Loughnan	Definitions	Definitions	Definition of childcare facility	Oppose	The definition of 'childcare facility' is included within the 'educational facility' definition and may cause confusion.	Include the definition of 'childcare facility' under 'educational facility' instead.
277.3	Beca - Hugh Loughnan	Definitions	Definitions	Definition of community facility	Support	Definition of 'community facility' is consistent with the National Planning Standards, which the Ministry was involved in developing.	Retain definition of 'community facility' as notified.
277.4	Beca - Hugh Loughnan	Definitions	Definitions	Definition of educational facility	Support	Definition of 'educational facility' is consistent with the National Planning Standards, which the Ministry was involved in developing.	Retain definition of 'educational facility' as notified.
277.5	Beca - Hugh Loughnan	Definitions	Definitions	Definition of habitable room	Support	Definition of 'habitable room' is consistent with the National Planning Standards, which the Ministry was involved in developing.	Retain definition of 'habitable room' as notified.
277.6	Beca - Hugh Loughnan	Definitions	Definitions	Definition of noise sensitive activity	Amend	Amend definition for 'noise sensitive activities' to refer to 'educational facilities' in place of the reference to preschools which are included in the definition for 'educational facilities'. Notes that there is no definition for pre-school and should be referred to as a childcare facility.	Amend clause (b) in the definition for 'noise sensitive activities': "... b. <u>Educational Facilities</u> activities <del>including pre-school places</del> or premises excluding training, trade training or other industry related training facilities; ..."
277.7	Beca - Hugh Loughnan	Definitions	Definitions	Definition of sensitive activity	Support	Support the inclusion of educational facilities in the definition of 'sensitive activity'.	Retain definition of 'sensitive activity' as notified.
277.8	Beca - Hugh Loughnan	Definitions	Definitions	Definition of student hostel	Support	Support exclusion of education and tertiary education facilities in definition of 'student hostel'.	Retain definition of 'student hostel' as notified.
277.9	Beca - Hugh Loughnan	Definitions	Definitions	Definition of tertiary education	Support	Definition of 'tertiary education and research activity' reflects the range of activities that may be considered tertiary education and research.	Retain definition of 'tertiary education and research activity' as notified.
277.10	Beca - Hugh Loughnan	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Request explicit provision be given to educational facilities throughout the district, to manage the impacts of development on educational facilities, in particular impacts on school capacity. Council has an obligation under the National Policy Statement for Urban Development to ensure sufficient additional infrastructure (which includes schools) is provided in urban growth and development (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation).	Amend SD-O2: "... 9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure <del>and</del> 10. <u>provides for educational facilities throughout the district to support urban growth and development; and</u> ..."
277.11	Beca - Hugh Loughnan	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Amend	While not directly supporting rural production activities, educational facilities are an integral part of the fabric of a rural community and should be provided for.	Amend SD-O4(1): "... 1. providing for rural production activities, activities that <del>directly</del> support rural production activities and activities reliant on the natural resources of Rural Zones and limit other activities; and ..."



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277.12	Beca - Hugh Loughnan	UFD - Ahuatanga auaha a taone - Urban form and	Policies	UFD-P1	Amend	Supports consideration being given to schools in medium density development. However, the wording should be 'educational facilities' to be consistent with the rest of the plan.	Amend UFD-P1(2)(a): "... a. supports, and has ready access to, existing Commercial and Mixed Use Zones, <del>seheels</del> <u>educational facilities</u> public transport and open space; ..."
277.13	Beca - Hugh Loughnan	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Request consideration be given to the capacity of educational facilities in new residential development areas, and consequent increases in population. Council has an obligation under the National Policy Statement for Urban Development to ensure sufficient additional infrastructure (which includes schools) is provided in urban growth and development (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation).	Amend UFD-P2(2) by inserting a new clause (g) (with subsequent renumbering of existing clauses that follow): "... <u>g. occur in a manner and location where there is sufficient capacity to support an increased population in current and/or planned educational facilities;</u> ..."
277.14	Beca - Hugh Loughnan	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Neutral	Recognise the intent of Development Areas and a certification process and managing growth in this way. The Development areas and use of Outline Development Plans setting out the general patterns of residential development will assist in determining if there is sufficient capacity in current and/or planned educational facilities. However further clarification is needed on how the process will actually be undertaken to fully understand the potential effects on educational facilities, including confirmation that the public engagement process is not foregone.	Review the objectives, policies, rules and standards framework in each new development area to ensure they are clear in their intent, particularly as it relates to the certification process and how this is undertaken.
277.15	Beca - Hugh Loughnan	TRAN - Ranga waka - Transport	Objectives	TRAN-O1	Amend	Support TRAN-O1 but seek to amend to explicitly provide for walking, cycling and micromobility users.	Amend TRAN-O1(5): "... 5. reduces dependency on private motor vehicles, including through public transport and active transport, <u>including walking, cycling and micro-mobility;</u> and ..."
277.16	Beca - Hugh Loughnan	TRAN - Ranga waka - Transport	Policies	TRAN-P4	Support	Support TRAN-P4 as it promotes safe multi-modal transport options, including active and public transport, for students and staff traveling to and from school.	Retain TRAN-P4 as notified.
277.17	Beca - Hugh Loughnan	TRAN - Ranga waka - Transport	Policies	TRAN-P5	Support	Support TRAN-P5 as it promotes safe and efficient operation of the integrated transport network.	Retain TRAN-P5 as notified.
277.18	Beca - Hugh Loughnan	TRAN - Ranga waka - Transport	Policies	TRAN-P7	Support	Support TRAN-P7 as it promotes connectivity by encouraging the use of alternative means of safe transport, including public and active transport modes to reduce the effects of vehicle based transport systems.	Retain TRAN-P7 as notified.
277.19	Beca - Hugh Loughnan	TRAN - Ranga waka - Transport	Policies	TRAN-P9	Support	Support TRAN-P9 as it promotes public health and community wellbeing through safe transport network for the District.	Retain TRAN-P9 as proposed.
277.20	Beca - Hugh Loughnan	TRAN - Ranga waka - Transport	Policies	TRAN-P9	Support	Support TRAN-P9 as it promotes public health and community wellbeing through safe transport networks for the District.	Retain TRAN-P9 as proposed.
277.21	Beca - Hugh Loughnan	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R20	Support	Support TRAN-R20 as it requires an Integrated Transport Assessment for high traffic generating activities as these types of activities can affect the efficient operation of educational facilities.	Retain TRAN-R20 as notified.
277.22	Beca - Hugh Loughnan	TRAN - Ranga waka - Transport	Activity Rules	Table TRAN-1	Support	Support Table TRAN-1.	Retain Table TRAN-1 as notified.
277.23	Beca - Hugh Loughnan	TRAN - Ranga waka - Transport	Activity Rules	Table TRAN-2	Support	Support Table TRAN-2.	Retain Table TRAN-2 as notified.
277.24	Beca - Hugh Loughnan	TRAN - Ranga waka - Transport	Transport Standards	Table TRAN-3	Amend	In Table TRAN-13, exclude educational facilities from cycle parking requirements as each educational facility has different demographics and travel requirements, and cycle parking should be determined by the individual needs of each educational facility.	Amend Table TRAN-13: "... Place of assembly <u>and</u> recreation activities <del>and educational facility;</del> ..."
277.25	Beca - Hugh Loughnan	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Support	Support NH-O1 as it promotes management of natural hazard risks for new development, which encompasses new educational facility development.	Retain NH-O1 as notified.
277.26	Beca - Hugh Loughnan	NH - Matepa mahorahora - Natural hazards	Policies	NH-P3	Support	Acknowledge risk that natural hazards pose to assets.	Retain NH-P3 as notified.
277.27	Beca - Hugh Loughnan	NH - Matepa mahorahora - Natural hazards	Policies	NH-P7	Support	Support NH-P7 as it enables additions and extensions to existing Ministry of Education buildings. Natural hazard sensitive activities include buildings that contain one or more employees, which includes educational facilities.	Retain NH-P7 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
277.28	Beca - Hugh Loughnan	NH - Matepa mahorahora - Natural hazards	Policies	NH-P9	Amend	Unclear if works undertaken by the Crown (including the Ministry of Education) are encapsulated by this Policy and this should be clarified. The intent appears to be directed at Community scale natural hazard mitigation works however the actual wording of the policy is directed at all natural hazard mitigation works. The intent should be made clear. If the provision does relate to natural hazard mitigation works in general, prohibiting the construction of private flood mitigation measures such as stopbanks, or floodwalls to protect new hazard sensitive activities seems excessive. Private flood mitigation measures should be restricted but not prohibited as they may be required for educational activities which may be located in growth areas in townships such as Rangiora, Ravenswood/Woodend and Ohoka which have multiple waterways and low lying areas of land.	Clarify the intent of the policy and if it is directed at all natural hazard mitigation works, then private flood mitigation measures such as stopbanks, or floodwalls to protect new hazard sensitive activities should be restricted and not avoided.
277.29	Beca - Hugh Loughnan	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R13	Amend	Like NH-P9, unclear if works undertaken by the Crown (including the Ministry of Education) are encapsulated by NH-R13 and should be clarified. Appears this rule is directed at non community scale natural hazard mitigation works meaning all other mitigation works not at a community scale. The rule reads as if it applies to point 2 of NH-P9 however this is unclear.	Clarify the intent of the policy and how it interacts with NH-P9.
277.30	Beca - Hugh Loughnan	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O2	Support	Support SUB-O2 providing for a well connected transport system for all modes of transport for school staff and students travelling to and from Educational Facilities.	Retain SUB-O2 as notified.
277.31	Beca - Hugh Loughnan	SUB - Wawahia whenua - Subdivision	Policies	SUB-P4	Support	Supports SUB-P4 providing for integration and connectivity between subdivisions and Educational Facilities and pedestrian and cycle linkages to enable safe access for school staff and students travelling to and from Educational Facilities.	Retain SUB-P4 as notified.
277.32	Beca - Hugh Loughnan	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	Support SUB-P6 that Outline Development Plan consider land requirements for schools (2.b.i), but refer to Educational Facilities. Provide for educational facilities to ensure population growth and the impact on schools is considered on developments and Outline Development Plans.	Amend SUB-P6: "... 1. be prepared as a single plan; and 2. be prepared in accordance with the following: ... i. for community facilities or <del>schools</del> <u>educational facilities</u> ... <u>m. demonstrate how effective provision is made for educational facilities within the ODP</u> "
277.33	Beca - Hugh Loughnan	NOISE - Te orooro - Noise	Activity Rules	NOISE-R14	Support	Support NOISE-R14 enabling new buildings for noise sensitive activities including educational facilities, to be within the contour, where construction methodology ensures noise insulation can be achieved to mitigate reverse sensitivity effects.	Retain NOISE-R14 as notified.
277.34	Beca - Hugh Loughnan	NOISE - Te orooro - Noise	Activity Rules	NOISE-R15	Support	Support NOISE-R15 enabling new buildings for noise sensitive activities including educational facilities, to be constructed within the contour where construction ensures sufficient noise insulation can be achieved to mitigate reverse sensitivity effects.	Retain NOISE-R15 as notified.
277.35	Beca - Hugh Loughnan	NOISE - Te orooro - Noise	Activity Rules	NOISE-R17	Support	Support NOISE-R17 as noise sensitive activities, including educational facilities need to provide for acceptable acoustic environments. Support noise sensitive activities within the 50 dBA L <sub>dn</sub> Noise Contour within Residential zones or if indoor sound levels are met.	Retain NOISE-R17 as notified.
277.36	Beca - Hugh Loughnan	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R6	Support	Support SIGN-R6 as it allows for clear identification of educational facility sites and campuses.	Retain SIGN-R6 as notified.
277.37	Beca - Hugh Loughnan	FC - Koha putea - Financial Contributions	FC - Koha putea - Financial Contributions	Section 108 RMA	Neutral	Ministry of Education will assess any financial contribution requirements at such time as the further consultation is undertaken. Notwithstanding that the imposition of financial contributions under section 108 Resource Management Act forms part of the national legislation therefore does not oppose it in principle.	The Ministry wishes to be part of the ongoing discussions regarding financial contributions proposed under section 108 of the Resource Management Act 1991.
277.38	Beca - Hugh Loughnan	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O4	Amend	Support RESZ-O4 but recognise that educational facilities are non-residential activities that often occur in residential areas and support the function of local communities. However, they are often not small-scale but are essential social infrastructure needed to support residential catchments. Request an additional objective that recognises educational facilities occur in residential areas and will therefore not be precluded by RESZ-O4 for being large scale activities.	Insert new objective after RESZ-O4:  "Objective RESZ-OX <u>Educational facilities are enabled within residential areas to support the function of local communities</u> "
277.39	Beca - Hugh Loughnan	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P6	Support	Support RESZ-P6 as it recognises the important role educational facilities play to support residential catchments.	Retain RESZ-P6 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
277.40	Beca - Hugh Loughnan	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R12	Oppose	Oppose LLRZ-R12 as the rule is not realistic or necessary for managing the effects of schools. Most schools would have a Gross Floor Area greater than 200m <sup>2</sup> and occasionally operate after 9pm for school functions. Many schools will likely include parking or the storage of more than one school bus, which is defined as a heavy vehicle under the Proposed District Plan. The rule seems more applicable to Childcare Facilities which are provided for within the definition of 'educational facilities', and with the proposed nesting of this definition it is considered that it can be provided for separately. Amend to reflect more realistic standards for educational facilities.	Amend LLRZ-R12:  "Educational facility( <del>excluding childcare facility</del> ) Activity status: PER Where: 1. <u>Any building or structure, other than a fence, shall be set back a minimum of:</u> <u>a. 10m from any road boundary;</u> <u>b. 10m from any boundary with a General Rural Zone or Rural Lifestyle Zone; and</u> <u>c. 5m from any site boundary;</u> 2. <u>Noise shall not exceed the following levels when measured at or within the boundary of any site receiving noise from the educational facility:</u> <u>a. 50 dB LAeq between 7.00am – 10pm</u> <u>b. 40 dB LAeq between 10pm – 7am</u> <u>c. 70 dB LAF (max) between 10pm – 7am</u> 1. <del>the maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</del> 2. <del>the hours of operation when the site is open to visitors, students, clients, and deliveries shall be limited to between the hours of 7:00am – 9:00pm Monday to Friday; and</del> 3. <del>the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</del>  Activity status when compliance not achieved: DIS"
277.41	Beca - Hugh Loughnan	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R13	Support	Support LLRZ-R13 as separate rules for Educational Facilities and Childcare Facilities is important as they have different effects and operation.	Retain LLRZ-R13 as notified.
277.42	Beca - Hugh Loughnan	GRZ – General Residential Zone	Activity Rules	GRZ-R12	Oppose	Oppose GRZ-R12 as the rule is not realistic or necessary for managing the effects of schools. Most schools would have a gross floor area greater than 200m <sup>2</sup> and occasionally operate after 9pm for school functions. Many schools will likely include parking or the storage of more than one school bus, which is defined as a heavy vehicle under the Proposed District Plan. The rule seems more applicable to Childcare Facilities which are provided for within the definition of 'educational facilities', and with the proposed nesting of this definition it is considered that it can be provided for separately. Amend to reflect more realistic standards for educational facilities.	Amend GRZ-R12:  "Educational facility ( <del>excluding childcare facility</del> )  Activity status: PER Where: 1. <u>Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for exclusions listed under GRZ-BFS5.1.</u> 2. <u>Buildings and structures shall comply with the Height in Relation to Boundary standards under GRZ-BFS7.</u> 3. <u>Noise shall not exceed the following levels when measured at or within the boundary of any site receiving noise from the educational facility:</u> <u>a. 50 dB LAeq between 7.00am – 10pm</u> <u>b. 40 dB LAeq between 10pm – 7am</u> <u>c. 70 dB LAF (max) between 10pm – 7am</u> 4. <del>The facility shall not result in more than two non-residential activities within a residential block frontage; and</del> 5. <del>the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</del> 6. <del>the maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</del> 7. <del>the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;</del> 8. <del>the facility shall not result in more than two non-residential activities within a residential block frontage; and</del> 9. <del>the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity"</del>
277.43	Beca - Hugh Loughnan	GRZ – General Residential Zone	Activity Rules	GRZ-R13	Support	Support GRZ-R13 as separate rules for Educational Facilities and Childcare Facilities is important as they have different effects and operation.	Retain GRZ-R13 as notified.
277.44	Beca - Hugh Loughnan	MRZ – Medium Density Residential Zone	Policies	MRZ-P1	Amend	Providing for safe pedestrian links to educational facilities can increase active mode commuters and reduce vehicle traffic around educational facilities at pick-up and drop-off times. Support MRZ-P1, but with amendment.	Amend MRZ-P1(1): "... 1. higher density living in areas with better access for walking to parks, <u>educational facilities</u> , main centres or local commercial centres; ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
277.45	Beca - Hugh Loughnan	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R12	Oppose	Oppose MRZ-R12 as the rule is not realistic or necessary for managing the effects of schools. Most schools would have a gross floor area greater than 200m <sup>2</sup> and occasionally operate after 9pm for school functions. Many schools will likely include parking or the storage of more than one school bus, which is defined as a heavy vehicle under the Proposed District Plan. The rule seems more applicable to Childcare Facilities which are provided for within the definition of 'educational facilities', and with the proposed nesting of this definition it is considered that it can be provided for separately. Amend to reflect more realistic standards for educational facilities.	<p>Amend MRZ-R12:</p> <p>"Educational facility(<del>excluding childcare facility</del>) Activity status: PER Where:</p> <p><u>1. Any building or structure shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for exclusions listed under MRZ-BFS5.1</u>  <u>2. Buildings and structures shall comply with the Height in Relation to Boundary standards under MRZ-BFS7.</u>  <u>3. Noise shall not exceed the following levels when measured at or within the boundary of any site receiving noise from the educational facility:</u>  <u>a. 50 dB LAeq between 7.00am – 10pm</u>  <u>b. 40 dB LAeq between 10pm – 7am</u>  <u>c. 70 dB LAF (max) between 10pm – 7am</u>  <u>4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block</u></p> <p><del>1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</del>  <del>2. the maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</del>  <del>3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;</del>  <del>4. the facility shall not result in more than two non-residential activities within a residential block frontage, except in the Residential Commercial Precinct, where there shall be no limit to the number of non-residential activities within a block; and</del>  <del>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity."</del></p>
277.46	Beca - Hugh Loughnan	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R13	Support	Support MRZ-R13 as separate rules for Educational Facilities and Childcare Facilities is important as they have different effects and operation.	Retain MRZ-R13 as notified.
277.47	Beca - Hugh Loughnan	SETZ – Settlement Zone	Activity Rules	SETZ-R12	Oppose	Oppose SETZ-R12 as the rule is not realistic or necessary for managing the effects of schools. Most schools would have a gross floor area greater than 200m <sup>2</sup> and occasionally operate after 9pm for school functions. Many schools will likely include parking or the storage of more than one school bus, which is defined as a heavy vehicle under the Proposed District Plan. The rule seems more applicable to Childcare Facilities which are provided for within the definition of 'educational facilities', and with the proposed nesting of this definition it is considered that it can be provided for separately. Amend to reflect more realistic standards for educational facilities.	<p>Amend SETZ-R12:</p> <p>"SETZ-R12 - Educational facility(<del>excluding childcare facility</del>) Activity status: PER Where:</p> <p><u>1. Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for the exclusions listed under SETZ-BFS5.1</u>  <u>2. Buildings and structures shall comply with the Height in Relation to Boundary standards under SETZ-BFS7.</u>  <u>3. Noise shall not exceed the following levels when measured at or within the boundary of any site receiving noise from the educational facility:</u>  <u>a. 50 dB LAeq between 7.00am – 10pm</u>  <u>b. 40 dB LAeq between 10pm – 7am</u>  <u>c. 70 dB LAF (max) between 10pm – 7am</u></p> <p><del>4. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</del>  <del>5. the maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</del>  <del>6. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Friday;</del>  <del>7. the facility shall not result in more than two non-residential activities within a residential block frontage; and</del>  <del>8. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity."</del></p>
277.48	Beca - Hugh Loughnan	SETZ – Settlement Zone	Activity Rules	SETZ-R13	Support	Support SETZ-R13 as separate rules for Educational Facilities and Childcare Facilities is important as they have different effects and operation.	Retain SETZ-R13 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
277.49	Beca - Hugh Loughnan	GRUZ - General Rural Zone	Activity Rules	GRUZ-R25	Oppose	Acknowledge that the General Rural Zone provides for primary production and compatible activities but concerned about discretionary activity status. Early childhood centres and schools should be provided for where there is population to support them as this supports active modes of transport and reduces trip lengths and times. Educational Facilities are essential social infrastructure and activity status of Restricted Discretionary for Educational Facilities should apply in the General Rural Zone. There may be a future need to locate a new school or expand an existing education facility in this zone.	Amend GRUZ-R25: "... <del>Activity status: Discretionary.</del> <u>Activity status: Discretionary Activity Status</u> <u>Matters of discretion are restricted to:</u> <u>1. Hours of operation.</u> <u>2. The effects on rural character.</u> <u>3. The effects on matters of reverse sensitivity."</u>
277.50	Beca - Hugh Loughnan	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R26	Oppose	Provide for Educational Facilities in the Rural Lifestyle Zone (RLZ), particularly early childhood centres and schools where there is potential population to support them. This supports active modes of transport and reduces trip lengths and times. Educational Facilities are essential social infrastructure and activity status of Permitted and Restricted Discretionary for Educational Facilities should apply as per the RLZ provisions.	Amend RLZ-R26: "... <del>Activity Status: Discretionary</del> <u>Activity Status: Permitted Activity</u> <u>Where:</u>  <u>1. Any building or structure shall be set back a minimum of 10m from any road boundary and 10m from any internal boundary (except for fences)</u> <u>2. Noise shall not exceed the following levels when measured at or within the boundary of any site receiving noise from the educational facility:</u> <u>a. 50 dB LAeq between 7.00am – 10pm</u> <u>b. 40 dB LAeq between 10pm – 7am</u> <u>c. 65 dB LAF (max) between 10pm – 7am</u>  <u>Activity status when compliance not achieved: Restricted Discretionary Activity</u> <u>Matters of discretion are restricted to:</u> <u>1. The effects on rural character.</u> <u>2. The effects on matters of reverse sensitivity."</u>
277.51	Beca - Hugh Loughnan	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P1	Support	CMUZ-P1 implies that "other activities" and "a range of activities" includes a range of activities required to support the community including educational facilities.	Retain CMUZ-P1 as notified.
277.52	Beca - Hugh Loughnan	NCZ - Neighbourhood Centre Zone	Activity Rules	General	Amend	Provide for Educational Facilities as permitted activities in Neighbourhood Centre Zone as these are consistent with the objectives of this zone.	Insert new rule:  <u>"NCZ-RX Educational facility</u> <u>Activity status: Permitted</u> <u>1. Any building or structure shall be built to the road boundary.</u> <u>2. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.</u> <u>3. Noise shall not exceed the following levels when measured at or within the boundary of any site receiving noise from the educational facility:</u> <u>a. 60 dB LAeq between 7.00am – 10pm</u> <u>b. 40 dB LAeq between 10pm – 7am</u> <u>c. 70 dB LAF (max) between 10pm – 7am</u> <u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>1. The scale, intensity and/or character of the buildings and associated activity.</u> <u>2. The placement of buildings on the site</u> <u>3. The extent of impervious surfaces and landscaping.</u> <u>4. The effects on matters of reverse sensitivity."</u>
277.53	Beca - Hugh Loughnan	LCZ - Local Centre Zone	Activity Rules	LCZ-R14	Support	Support LCZ-R14 providing for Educational Facilities as are essential social infrastructure and allows flexibility.	Retain LCZ-R14 as notified.
277.54	Beca - Hugh Loughnan	LFRZ - Large Format Retail Zone	Activity Rules	General	Amend	Acknowledge the primary purpose of the Large Format Retail Zone is to provide for retail activities that require a large floor area. There are currently no schools within the Large Format Retail Zone. However, in future there may be a functional need to locate Educational Facilities in this zone and seek Restricted Discretionary activity status.	Insert new rule:  <u>"LFRZ-RX Educational facility</u> <u>Activity Status: RDIS</u> <u>Matters of discretion are restricted to:</u>  <u>1. The scale, intensity and/or character of the buildings and associated activity.</u> <u>2. Hours of operation.</u> <u>3. The placement of buildings on the site</u> <u>4. Access.</u> <u>5. The extent of impervious surfaces and landscaping.</u> <u>6. The effects on matters of reverse sensitivity."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
277.55	Beca - Hugh Loughnan	MUZ - Mixed Use Zone	Activity Rules	General	Amend	Seek Educational Facilities are provided for in the Mixed Use Zone as are essential social infrastructure and consistent with the zone objectives.	Insert new rule:  " <u>MUZ-RX Educational facility</u> <u>Activity status: PER</u> "
277.56	Beca - Hugh Loughnan	TCZ - Town Centre Zone	Activity Rules	TCZ-R11	Support	Support provision of Educational Facilities in Town Centre Zone as permitted activity, as are essential social infrastructure and this allows flexibility.	Retain TCZ-R11 as notified.
277.57	Beca - Hugh Loughnan	TCZ - Town Centre Zone	Activity Rules	TCZ-R12	Support	Support TCZ-R12 as it is important to provide for Childcare Facilities separately from Educational Facilities as they have different effects and operate differently.	Retain TCZ-R12 as notified.
277.58	Beca - Hugh Loughnan	LIZ - Light Industrial Zone	Activity Rules	General	Amend	Seek Educational Facilities are provided for in the Light Industrial Zone. They are considered essential social infrastructure and should be provided for where there is potential for a population to support them and this will support active modes of transport and reduce trip lengths and times. Recognise the potential for operational sensitivities to arise in this zone and therefore request activity status of Restricted Discretionary. This provides flexibility without unreasonable restrictions.	Insert new rule:  " <u>LIZ-RX Educational Facilities</u> <u>Activity Status: RDIS</u> <u>Matters of discretion are restricted to:</u>  <u>1.The scale, intensity and/or character of the buildings and associated activity.</u> <u>2.Hours of operation.</u> <u>3.The placement of buildings on the site.</u> <u>4.Access.</u> <u>5.The extent of impervious surfaces and landscaping.</u> <u>6.The effects on matters of reverse sensitivity."</u>
277.59	Beca - Hugh Loughnan	GIZ - General Industrial Zone	Activity Rules	General	Amend	Seek Educational Facilities are provided for in the General Industrial Zone. Educational Facilities are considered essential social infrastructure that may need to be located within industrial areas. Seek activity status of Restricted Discretionary which provides flexibility without unreasonable restrictions.	Insert new rule:  " <u>GIZ-RX Educational Facilities</u> <u>Activity Status: RDIS</u> <u>Matters of discretion are restricted to:</u>  <u>1. The scale, intensity and/or character of the buildings and associated activity.</u> <u>2. Hours of operation.</u> <u>3. The placement of buildings on the site</u> <u>4. Access.</u> <u>5. The extent of impervious surfaces and landscaping.</u> <u>6. The effects on matters of reverse sensitivity."</u>
277.60	Beca - Hugh Loughnan	HIZ - Heavy Industrial Zone	Activity Rules	General	Amend	Seek Educational Facilities are provided for in the Heavy Industrial Zone. Educational Facilities are essential social infrastructure that may need to be located within industrial areas. Seek activity status of Restricted Discretionary to provide flexibility without unreasonable restrictions.	Insert new rule:  " <u>HIZ-RX Educational Facilities</u> <u>Activity Status: DIS</u> "
277.61	Beca - Hugh Loughnan	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R8	Oppose	Oppose SPZ(KN)-R8 as most schools would exceed the Gross Floor Area of 300m <sup>2</sup> . If Council seeks to differentiate between schools and childcare facilities a separate activity specifically for childcare facilities could be included similar to the Kaiapoi Regeneration Area.	Amend SPZ(KN)-R8:  "Activity status: PER <u>No specific permitted activity standards</u> <u>Activity status when compliance is not achieved: N/A"</u>
277.62	Beca - Hugh Loughnan	KR - Kaiapoi Regeneration	Activity Rules	SPZ(KR)-R13	Support	Supports SPZ(KR)-R13 with requested amendments.	Amend SPZ(KR)-R13:  "Educational facility ( <u>except childcare facility</u> ) Activity status: PER ..."
277.63	Beca - Hugh Loughnan	KR - Kaiapoi Regeneration	Activity Rules	SPZ(KR)-R14	Support	Supports SPZ(KR)-R14 to manage the operation of childcare facilities as they can have differently effects and operate differently to educational facilities.	Retain SPZ(KR)-R14 as notified.
277.64	Beca - Hugh Loughnan	PBKR - Pines Beach and Kairaki Regeneration	Policies	SPZ(PBKR)-P2	Support	The Ministry are generally supportive of objectives and policies that recognise the importance of and provide for social infrastructure such as education activities within Pines Beach and Kairaki Regeneration zone.	Retain SPZ(PBKR)-P2 as notified.
277.65	Beca - Hugh Loughnan	General	General	General	Neutral	Recognise the intent of Development Areas. Development Areas and use of Outline Development Plans setting out general patterns of residential development will assist in determining if there is sufficient capacity in current and/or planned educational facilities. However further clarification needed on how the process will be undertaken to understand potential effects on educational facilities. Also seek confirmation that the public engagement process is not foregone.	Provide further clarification on how the process will be undertaken to fully understand the potential effects on educational facilities. Confirm the public engagement process is not foregone.
277.66	Beca - Hugh Loughnan	MILL - Mill Road Ohoka	Built Form Standards	DEV-MILL-BFS3	Neutral	There is no Area C on the Outline Development Plan.	Clarify where building restriction Area C is.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
277.67	Beca - Hugh Loughnan	General	General	General	Neutral	<p>Recognise the intent of directing growth to New Development Areas and a certification process and managing growth in this way. The Development areas and use of Outline Development Plans setting out the general patterns of residential development will assist determining if there is sufficient capacity in current and/or planned educational facilities.</p> <p>Also recognise intent of certification process to simplify consenting process, however provisions for this in each development area are unclear, complex and ambiguous and potentially makes an assessment of the process and future development on educational facilities difficult. Seek clarification on how the process will be undertaken, including future engagement with the public and stakeholders.</p>	Review the objectives, policies, rules and standards framework in each new development area to ensure they are clear in their intent, particularly as it relates to the certification process and how this is undertaken.
277.68	Beca - Hugh Loughnan	WR - West Rangiora	Policies	DEV-WR-P2	Neutral	<p>There are inconsistencies and uncertainty regarding which policies different development areas have to be consistent with.</p> <p>West Rangiora (WR), South East Rangiora (SER) and Kaiapoi (K) development areas reference the General Residential Zone, Local Centre Zone and relevant District wide provisions, whereas North East Rangiora (NER) references the Medium Density Residential Zone, Local Centre Zone and relevant District wide provisions. However, the Outline Development Plan for NER also features General Residential Zones, and WR, SER and K also feature medium density activities.</p> <p>All new development areas have a variety of zones indicated in their Outline Development Plans and presumably all subdivision and activities should be in accordance with the objectives, policies, and rules of each respective zone. Therefore, each zone should be noted in each policy.</p>	Address the inconsistencies and ambiguity across and within DEV-WR-P2, DEV-NER-P2, DEV-SER-P2 and DEV-K-P2.
277.69	Beca - Hugh Loughnan	NER - North East Rangiora	Policies	DEV-NER-P2	Neutral	<p>There are inconsistencies and uncertainty regarding which policies different development areas have to be consistent with.</p> <p>West Rangiora (WR), South East Rangiora (SER) and Kaiapoi (K) development areas reference the General Residential Zone, Local Centre Zone and relevant District wide provisions, whereas North East Rangiora (NER) references the Medium Density Residential Zone, Local Centre Zone and relevant District wide provisions. However, the Outline Development Plan (ODP) for NER also features General Residential Zones, and WR, SER and K also feature medium density activities.</p> <p>All new development areas have a variety of zones indicated in their ODPs and presumably all subdivision and activities should be in accordance with the objectives, policies, and rules of each respective zone. Therefore, each zone should be noted in each policy.</p>	Address the inconsistencies and ambiguity across and within DEV-WR-P2, DEV-NER-P2, DEV-SER-P2 and DEV-K-P2.
277.70	Beca - Hugh Loughnan	SER - South East Rangiora	Policies	DEV-SER-P2	Neutral	<p>There are inconsistencies and uncertainty regarding which policies different development areas have to be consistent with.</p> <p>West Rangiora (WR), South East Rangiora (SER) and Kaiapoi (K) development areas reference the General Residential Zone, Local Centre Zone and relevant District wide provisions, whereas North East Rangiora (NER) references the Medium Density Residential Zone, Local Centre Zone and relevant District wide provisions. However, the Outline Development Plan (ODP) for NER also features General Residential Zones, and WR, SER and K also feature medium density activities.</p> <p>All new development areas have a variety of zones indicated in their ODPs and presumably all subdivision and activities should be in accordance with the objectives, policies, and rules of each respective zone. Therefore, each zone should be noted in each policy.</p>	Address the inconsistencies and ambiguity across and within DEV-WR-P2, DEV-NER-P2, DEV-SER-P2 and DEV-K-P2
277.71	Beca - Hugh Loughnan	K - Kaiapoi	Policies	DEV-K-P2	Neutral	<p>There are inconsistencies and uncertainty regarding which policies different development areas have to be consistent with.</p> <p>West Rangiora (WR), South East Rangiora (SER) and Kaiapoi (K) development areas reference the General Residential Zone, Local Centre Zone and relevant District wide provisions, whereas North East Rangiora (NER) references the Medium Density Residential Zone, Local Centre Zone and relevant District wide provisions. However, the Outline Development Plan (ODP) for NER also features General Residential Zones, and WR, SER and K also feature medium density activities.</p> <p>All new development areas have a variety of zones indicated in their ODPs and presumably all subdivision and activities should be in accordance with the objectives, policies, and rules of each respective zone. Therefore, each zone should be noted in each policy.</p>	Address the inconsistencies and ambiguity across and within DEV-WR-P2, DEV-NER-P2, DEV-SER-P2 and DEV-K-P2



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
277.72	Beca - Hugh Loughnan	WR - West Rangiora	Development Areas Standards	DEV-WR-S1	Amend	Neutral on the use of a certification process for development in West Rangiora Development Area. However, if this process is to be used provision needs to be given to effects of development in the area on educational facilities. This matter has also been previously discussed with and supported by Council planners.	Amend DEV-WR-S1:  "1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the West Rangiora Development Area: ... <u>i. There is sufficient capacity in current and/or planned educational facilities for the increase in student population due to development and assessment of any other potential impacts of the development on educational facilities has been undertaken.</u> "
277.73	Beca - Hugh Loughnan	WR - West Rangiora	Appendix	DEV-WR-APP1	Neutral	Any increased development or changes in development in West Rangiora have the potential to impact on educational facilities in terms of school capacity, transport effects, amenity and more. Seek that any development in the Outline Development Plan considers impacts on educational facilities and seeks ongoing consultation from Council and developers as the development area is progressed. Support proposed infrastructure that facilitates active transport and improves safety.	Seek ongoing consultation from Council and developers as the development area is progressed.
277.74	Beca - Hugh Loughnan	NER - North East Rangiora	Development Areas Standards	DEV-NER-S1	Amend	Neutral on the use of a certification process for development in North East Rangiora. However, if this process is to be used provision needs to be given to effects of development in the area on educational facilities. This matter has also been previously discussed with and supported by Council planners.	Amend DEV-NER-S1:  "1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the North East Rangiora Development Area: ... <u>i. There is sufficient capacity in current and/or planned educational facilities for the increase in student population due to development and assessment of any other potential impacts of the development on educational facilities has been undertaken...</u> "
277.75	Beca - Hugh Loughnan	NER - North East Rangiora	Appendix	DEV-NER-APP1	Neutral	Neutral on a preferred Option for Outline Development Plans for North East Rangiora. However, any increased development or changes in development have the potential to affect Rangiora High School in terms of capacity, reverse sensitivity to the school farm, transport effects, amenity and more. Seek that any development considers impacts on educational facilities and seeks ongoing consultation from Council and developers as the development area is progressed.  Seek that any plans enable the development of educational facilities throughout the development area particularly as one of the options shows relocation of Rangiora High School. Support proposed infrastructure that facilitates active transport and improves safety. Will work collaboratively with the Council and the Community to determine the most appropriate use of the land and future of the High School. Acknowledge the submission on the Proposed District Plan by the Rangiora High School Board of Trustees and support its intent.	Seek ongoing consultation from Council and developers as the North East Rangiora development area is progressed. In particular seek that any plans enable the development of educational facilities throughout the development area particularly as one of the options shows relocation of Rangiora High School.
277.76	Beca - Hugh Loughnan	NER - North East Rangiora	Appendix	DEV-NER-APP1	Amend	While a road to connect the new north/south road to East Belt is appropriate in a transport sense, a road would be required through Rangiora High School. No decisions have been made on the location of the High School in the future and as such, the road being a fixed outline development plan feature is inappropriate. It is more appropriate to indicate the road as being subject to landowner agreement. In addition, the secondary road indicated in Option B is a more efficient transport option as it offers a direct connection to Keir Street and a possible additional crossing over the railway.	Amend DEV-NER-APP1:  "Fixed Outline Development Plan Features for the North East Rangiora Development Area: ... <del>- A road to connect the new north/south road to East Belt.</del> ..."
277.77	Beca - Hugh Loughnan	NER - North East Rangiora	Appendix	DEV-NER-APP1	Amend	The commentary regarding Option A and Option B and the education precinct appears favourable to Option A which would see part of the Rangiora High School farm, and Ministry of Education land being developed. The benefits of Option A are outlined in the commentary whereas the benefits of Option B are not. Submitter holds no position on a preferred Option, and both options are still to be considered and no sale of land has been confirmed. In addition, as a landowner retains the right to determine future of its land however will look to work collaboratively with the Council and the Community to determine the most appropriate use of the land and future of the school.	Amend DEV-NER-APP1:  "...Option B, which retains the education precinct within its current footprint, enables less medium density residential development in the south-west of the Development Area <u>however</u> retains the current extent of Rangiora High Schools farmland for use by <u>students</u> ... The Rangiora High School is located within the North East Rangiora Development Area. Development option A for this Development Area anticipates that the education precinct moves slightly northward to border the recreation and sports sites at the north, <del>allowing greater connection to adjacent sports facilities and maximised opportunities for residential development closer to the town centre.</del> This remains subject to agreement of all directly affected landowners and parties..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
277.78	Beca - Hugh Loughnan	SER - South East Rangiora	Development Areas Standards	DEV-SER-S1	Amend	Neutral on the use of a certification process for development in South East Rangiora. However, if this process is to be used provision needs to be given to effects of development in the area on educational facilities. This matter has also been previously discussed with and supported by Council planners.	Amend DEV-SER-S1:  "1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the South East Rangiora Development Area: ... i. <u>There is sufficient capacity in current and/or planned educational facilities for the increase in student population due to development and assessment of any other potential impacts of the development on educational facilities has been undertaken.</u> "
277.79	Beca - Hugh Loughnan	SER - South East Rangiora	Appendix	DEV-SER-APP1	Amend	Support provision of an educational facility in South East Rangiora Development Area. Likely an educational facility will be required due to anticipated population growth, however no site selection process has been undertaken. Seek ongoing consultation from Council and developers, and that development plans do not negatively impact on educational facilities in terms of school capacity, transport effects, amenity and more, and that plans enable the development of educational facilities at an appropriate site. Support proposed infrastructure that facilitates active transport and improves safety.	Seek ongoing consultation from Council and developers as the development area is progressed and that any plans enable the development of educational facilities throughout the development area.
277.80	Beca - Hugh Loughnan	SER - South East Rangiora	Appendix	DEV-SER-APP1	Amend	Support provision of an educational facility in South East Rangiora Development Area. Likely an educational facility will be required in the area due to anticipated population growth, however no site selection process has been undertaken. Therefore a site for a new educational facility should be treated as indicative. Seek that the educational facility figure marked within the Outline Development Plan is deleted and amend to enable educational facilities within the development area.	Delete the Education/Community figure from the Outline Development Plan.  Amend DEV-SER-APP1: "...It is subject to Ministry of Education consideration whether an additional primary school is required in the South East Rangiora Development Area in the future to service its catchment. It could be feasible that preschool(s) are established in the Development Area. <u>The provision of new educational facilities can be provided within the Development Area or in the wider area albeit subject to a needs assessment.</u> "
277.81	Beca - Hugh Loughnan	K - Kaiapoi	Development Areas Standards	DEV-K-S1	Amend	Neutral on the use of a certification process for development in Kaiapoi Development Area. However, consideration needs to be given to effects of development in the area on educational facilities. This matter has also been previously discussed with and supported by Council planners.	Amend DEV-K-S1:  "1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the Kaiapoi Development Area: ... i. <u>There is sufficient capacity in current and/or planned educational facilities for the increase in student population due to development and assessment of any other potential impacts of the development on educational facilities has been undertaken...</u> "
277.82	Beca - Hugh Loughnan	K - Kaiapoi	Appendix	DEV-K-APP1	Neutral	Any increased development or changes in development in Kaiapoi Development Area have potential to impact on educational facilities in terms of school capacity, transport effects, amenity and more. Seek that any development under the Outline Development Plan considers impacts on educational facilities and seek ongoing consultation from Council and developers as the development area is progressed. Support proposed infrastructure that facilitates active transport and improves safety.	Seek ongoing consultation from Council and developers as the development area is progressed.
277.83	Beca - Hugh Loughnan	MEDU - Minister of Education	MEDU - Minister of Education	St	Amend	Seek amendment to site identifier (i.e. legal description) for designation MEDU-26.	Amend MEDU-26 legal description:  <del>Part of Pt Lot 12 DP 1443</del> <del>Part of Pt Lot 2 DP 1443</del> <del>Part of Pt Lot 2 DP 1443</del> <del>Pt Lot 2 DP 1443</del> Pt Lot 2 DP 44696 Pt Lot 1 DP 4938 Pt Lot 1 DP 73029
277.84	Beca - Hugh Loughnan	WR - West Rangiora	Advice Notes	DEV-WR-AN1	Support	Generally support advice note DEV-WR-AN3 as the publishing of annual residential capacity calculations and the calculation of residential demand will help the Ministry of Education plan for growth more accurately.	Retain DEV-WR-AN3 as notified.
277.85	Beca - Hugh Loughnan	NER - North East Rangiora	Advice Notes	DEV-NER-AN1	Support	Generally support advice note DEV-NER-AN3 as the publishing of annual residential capacity calculations and the calculation of residential demand will help the Ministry of Education plan for growth more accurately.	Retain DEV-NER-AN3 as notified.
277.86	Beca - Hugh Loughnan	SER - South East Rangiora	Advice Notes	DEV-SER-AN1	Support	Generally support advice note DEV-SER-AN3 as the publishing of annual residential capacity calculations and the calculation of residential demand will help the Ministry of Education plan for growth more accurately.	Retain DEV-SER-AN3 as notified.
277.87	Beca - Hugh Loughnan	K - Kaiapoi	Advice Notes	DEV-K-AN1	Support	Generally support advice note DEV-K-AN3 as the publishing of annual residential capacity calculations and the calculation of residential demand will help the Ministry of Education plan for growth more accurately.	Retain DEV-K-AN3 as notified.
278.1	Beca - Adriene Grafia	Definitions	Definitions	RESIDENTIAL	Support	Support 'residential activity' definition as it encompasses a range of Oranga Tamariki homes.	Retain 'residential activity' definition as proposed.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
278.2	Beca - Adriene Grafia	Definitions	General	General	Neutral	Notes lack of definition of 'supported residential care', however this term is used widely. Suggest that if such a definition is added, it should be nested within the 'residential activity' definition.	If such a definition of 'supported residential care' is added, it should be nested within the 'residential activity' definition.
278.3	Beca - Adriene Grafia	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Support SD-O2, in particular clause (4) as it provides for a range of housing opportunities and activities. Seek to amend the SD-O2 to provide direction in relation to community needs and well-being.	Amend SD-O2:  "Urban development and infrastructure that: ... 9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and 10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASMSCHED1; and 11. Enables the community to provide for their wellbeing"
278.4	Beca - Adriene Grafia	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Support	Support RESZ-O1, in particular clause (2) in that it is responsive to the community's needs.	Retain RESZ-O1 as notified.
278.5	Beca - Adriene Grafia	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Amend	Support RESZ-O5, however amend clause (1) to provide for a range of residential activities to encompass Oranga Tamariki homes.	Amend RESZ-O5:  "1. a range of <del>residential unit types</del> <u>residential activities</u> "
278.6	Beca - Adriene Grafia	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P8	Amend	Amend RESZ-P8 to specifically provide for a range of residential activities to encompass Oranga Tamariki homes.	Amend RESZ-P8:  "Enable a range of residential unit types, <u>residential activities</u> , sizes and densities where ... "
278.7	Beca - Adriene Grafia	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R4	Support	Support LLRZ-R4 permitted activity status for residential activities.	Retain LLRZ-R4 as notified.
278.8	Beca - Adriene Grafia	GRZ – General Residential Zone	Activity Rules	GRZ-R4	Support	Support GRZ-P4 permitted activity status for residential activities.	Retain GRZ-P4 as notified.
278.9	Beca - Adriene Grafia	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R4	Support	Support MRZ-R4 permitted activity status for residential activities.	Retain MRZ-R4 as notified.
278.10	Beca - Adriene Grafia	SETZ – Settlement Zone	Activity Rules	SETZ-R4	Support	Support SETZ-R4 permitted activity status for residential activities.	Retain SETZ-R4 as notified.
278.11	Beca - Adriene Grafia	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	General	Amend	Seeks a new policy that gives effect to the range of housing opportunities referenced in SD-O2.	Insert new policy:  "UFD-PX <u>Support a range of residential activities to meet the needs of the community.</u> "
279.1	Queen Elizabeth the Second National Trust (QEII) - Malcolm Lucas	Definitions	Definitions	SIGNIFICANT NATURAL AREA	Support	Support inclusion of unmapped Significant Natural Areas (SNAs) within 'Significant Natural Area' definition as it ensures sites inadvertently missed from mapping, or sites that develop into a SNA during the life of the Proposed District Plan, are protected, thereby meeting the Resource Management Act 1991 obligation.	Retain 'Significant Natural Area' definition as notified.
279.2	Queen Elizabeth the Second National Trust (QEII) - Malcolm Lucas	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Objectives	ECO-O1	Support	Support ECO-O1 as prioritising both protection and restoration or enhancement will give the best chance for indigenous biodiversity to thrive.	Retain ECO-O1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
279.3	Queen Elizabeth the Second National Trust (QEII) - Malcolm Lucas	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Support	Acknowledge the ongoing collaboration between Council and Queen Elizabeth the Second National Trust regarding the protection and restoration of Significant Natural Areas, as recognised in ECO-P2 and elsewhere.	Retain ECO-P2 as notified.
279.4	Queen Elizabeth the Second National Trust (QEII) - Malcolm Lucas	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Amend	Support continued assessment of indigenous vegetation that may later be determined to be a Significant Natural Area.  Oppose ECO-P4(2)(b) that states that some clearance of that vegetation may be acceptable within the Oxford Ecological District, Torlesse Ecological District, and Ashley Ecological District, because they have larger amounts of indigenous vegetation remaining. This is inconsistent with the other provisions and Council's obligation to ensure protection and maintenance of indigenous biodiversity, thus should be deleted.	Retain ECO-P4 however delete ECO-P4(2)(b) in order to afford these three ecological districts the same status as those in ECO-P4(2)(a).
279.5	Queen Elizabeth the Second National Trust (QEII) - Malcolm Lucas	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Support	Support the limits on indigenous vegetation clearance where clearance is only permitted under Queen Elizabeth the Second National Trust covenants (and other legally protected areas) for protecting, maintaining, restoring, or accessing the Significant Natural Area's ecological values. This ensures clearance is not unintentionally permitted through a blanket exclusion for activities permitted by covenant deeds.	Retain ECO-R1 as notified.
279.6	Queen Elizabeth the Second National Trust (QEII) - Malcolm Lucas	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Amend	Support in part. Oppose the lesser protection for indigenous biodiversity within the Oxford Ecological District, Torlesse Ecological District, and Ashley Ecological District.	Amend ECO-R2(1) - (3) so it applies to the entire District, rather than separated by ecological districts.
279.7	Queen Elizabeth the Second National Trust (QEII) - Malcolm Lucas	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R3	Amend	Seeks that permitted activity status for planting of indigenous vegetation should be restricted to eco-sourced plants only. Suggests provision is made for non eco-sourced planting through a discretionary activity and limited to species naturally occurring within the relevant ecological district.	Amend ECO-R3:  "Activity status: PER Where: 1. planting shall be <u>eco-sourced</u> , of an indigenous species naturally occurring (either now or historically) within the relevant ecological district in which the planting is to take place." Non eco-sourced native planting within an SNA could be a discretionary activity.
279.8	Queen Elizabeth the Second National Trust (QEII) - Malcolm Lucas	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R4	Amend	Support the setback for irrigation infrastructure however oppose exclusion for mapped Significant Natural Areas (SNAs) protected by Queen Elizabeth the Second National Trust (QEII) covenants as it should apply to all mapped SNAs. While the covenant may enable QEII to address detrimental impacts of adjacent irrigation, there should not be a default position for QEII covenanted areas that is more permissive than for any other mapped SNA.	Amend ECO-R4:  "1. any new irrigation infrastructure shall be set back a minimum of 20m from any mapped SNA <del>that is not part of a registered protective covenant under the Queen Elizabeth the Second National Trust Act 1977.</del> "
280.1	Robin and Yvonne Marshall-Lee	Planning Maps	General	General	Amend	Requests 79 Boundary Road, Rangiora be included in the overlay for upcoming subdivision.	Inclusion of 79 Boundary Road, Rangiora in the subdivision.
281.1	Maurice Newell	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Oppose	Applicants who submitted subdivision applications under the Operative District Plan have been advised these are not going to be approved, with Council staff knowing when the Proposed District Plan was to be notified. More residential land is needed of 5-10,000m <sup>2</sup> which would reduce demand for 4ha sites. Boundary between rural zones is arbitrary, and could map soil types and protect best cropping soils which are more valuable.	Allow applications that were lodged before notification. Map and protect good soils and allow subdivision of poorer soils. Provide large residential areas near similar zones. Price of land may mean people will buy larger blocks who know nothing about farming.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
281.2	Maurice Newell	GRUZ - General Rural Zone	General	General	Oppose	Applicants who submitted subdivision applications under the Operative District Plan have been advised these are not going to be approved, with Council staff knowing when the Proposed District Plan was to be notified. More residential land is needed of 5-10,000m <sup>2</sup> which would reduce demand for 4ha sites. Boundary between rural zones is arbitrary, and could map soil types and protect best cropping soils which are more valuable.	Allow applications that were lodged before notification. Map and protect good soils and allow subdivision of poorer soils. Provide large residential areas near similar zones. Price of land may mean people will buy larger blocks who know nothing about farming.
281.3	Maurice Newell	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Oppose	Applicants who submitted subdivision applications under the Operative District Plan have been advised these are not going to be approved, with Council staff knowing when the Proposed District Plan was to be notified. More residential land is needed of 5-10,000m <sup>2</sup> which would reduce demand for 4ha sites. Boundary between rural zones is arbitrary, and could map soil types and protect best cropping soils which are more valuable.	Allow applications that were lodged before notification. Map and protect good soils and allow subdivision of poorer soils. Provide large residential areas near similar zones. Price of land may mean people will buy larger blocks who know nothing about farming.
281.4	Maurice Newell	Planning Maps	General	General	Oppose	Applicants who submitted subdivision applications under the Operative District Plan have been advised these are not going to be approved, with Council staff knowing when the Proposed District Plan was to be notified. More residential land is needed of 5-10,000m <sup>2</sup> which would reduce demand for 4ha sites. Boundary between rural zones is arbitrary, and could map soil types and protect best cropping soils which are more valuable.	Allow applications that were lodged before notification. Map and protect good soils and allow subdivision of poorer soils. Provide large residential areas near similar zones. Price of land may mean people will buy larger blocks who know nothing about farming.
281.5	Maurice Newell	GRUZ - General Rural Zone	Activity Rules	GRUZ-R4	Oppose	Applicants who submitted subdivision applications under the Operative District Plan have been advised these are not going to be approved, with Council staff knowing when the Proposed District Plan was to be notified. More residential land is needed of 5-10,000m <sup>2</sup> which would reduce demand for 4ha sites. Boundary between rural zones is arbitrary, and could map soil types and protect best cropping soils which are more valuable.	Allow applications lodged before notification. Map and protect good soils and allow subdivision of poorer soils. Provide large residential areas near similar zones. Price of land may mean people will buy larger blocks who know nothing about farming.
281.6	Maurice Newell	GRUZ - General Rural Zone	Activity Rules	GRUZ-R41	Oppose	Applicants who submitted subdivision applications under the Operative District Plan have been advised these are not going to be approved, with Council staff knowing when the Proposed District Plan was to be notified. More residential land is needed of 5-10,000m <sup>2</sup> which would reduce demand for 4ha sites. Boundary between rural zones is arbitrary, and could map soil types and protect best cropping soils which are more valuable.	Allow applications lodged before notification. Map and protect good soils and allow subdivision of poorer soils. Provide large residential areas near similar zones. Price of land may mean people will buy larger blocks who know nothing about farming.
281.7	Maurice Newell	GRUZ - General Rural Zone	Activity Rules	GRUZ-R42	Oppose	Applicants who submitted subdivision applications under the Operative District Plan have been advised these are not going to be approved, with Council staff knowing when the Proposed District Plan was to be notified. More residential land is needed of 5-10,000m <sup>2</sup> which would reduce demand for 4ha sites. Boundary between rural zones is arbitrary, and could map soil types and protect best cropping soils which are more valuable.	Allow applications that were lodged before notification. Map and protect good soils and allow subdivision of poorer soils. Provide large residential areas near similar zones. Price of land may mean people will buy larger blocks who know nothing about farming.
282.1	Forme Planning Limited - Kay Panther Knight	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Support	Support SD-O2 as it promotes a hierarchy of centres as the primary focus for retail, office, and other commercial activity, and the focus around where residential development and intensification can occur. It supports urban development that is consolidated and integrated with the urban environment, and presents a centres-first approach to urban development generally, and commercial activities more specifically.	Retain SD-O2 as notified.
282.2	Forme Planning Limited - Kay Panther Knight	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P4	Support	Support UFD-P4.	Retain UFD-P4 as notified.
282.3	Forme Planning Limited - Kay Panther Knight	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P7	Support	Support UFD-P7 as it provides a clear assessment framework for considering new Commercial Mixed Use Zones. The higher order provisions provide a 'centres first' approach to urban development generally, and commercial activities more specifically.	Retain UFD-P7 as notified.
282.4	Forme Planning Limited - Kay Panther Knight	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O1	Support	Support CMUZ-O1 as it reinforces the centres hierarchy by identifying each centre's role in the hierarchy, and provides for the scale and nature of compatible commercial activities.	Retain CMUZ-O1 as notified.
282.5	Forme Planning Limited - Kay Panther Knight	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O2	Support	Support CMUZ-O2 as it identifies each centre's role in the hierarchy and provides for the scale and nature of compatible commercial activities.	Retain CMUZ-O2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
282.6	Forme Planning Limited - Kay Panther Knight	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P6	Support	Support CMUZ-P6 as it assists in supermarket design and layout by "recognising any operational requirements of the proposed activities" relative to widespread urban design outcomes.	Retain CMUZ-P6 as notified.
282.7	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Policies	TCZ-P1	Support	Support TCZ-P1.	Retain TCZ-P1 as notified.
282.8	Forme Planning Limited - Kay Panther Knight	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P1	Amend	<p>The Proposed District Plan has limited the opportunity for business activity that should be enabled to deliver necessary services for growing communities. CMUZ-P1 undermines the ability to deliver well-functioning urban environments, and at scale and intensity to satisfy future demand.</p> <p>Amend to better respond to the Strategic Directions and Urban Form and Development provisions, and incorporate the potential for out of-centre activity, namely supermarkets, where managed in respect of the centres hierarchy. This would implement the flexibility required by SD-P7 and recognise the currently constrained extent of Commercial and Mixed Use Zone land in and around main centres.</p>	<p>Amend CMUZ-P1:</p> <p>"Ensure commercial growth and activities are focused within a hierarchy of commercial centres to support a compact urban form, consistent with their role and function that supports and maintains:</p> <p>...</p> <p>5. <u>the potential for other locations, including but not limited to the Mixed Use zone and Large Format Retail zone, to provide a complementary role in relation to the centres hierarchy, subject to assessment that confirms significant adverse effects on the centres hierarchy are avoided.</u>"</p>
282.9	Forme Planning Limited - Kay Panther Knight	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P2	Amend	<p>The limitation on commercial activities within Large Format Retail Zones or Mixed Use Zones to only where they do not adversely affect the role and function of Town Centres is unnecessarily restrictive, and needs qualification and flexibility to enable appropriate commercial activities to occur within Commercial and Mixed Use Zones.</p> <p>CMUZ-P2, together with CMUZ-P1 and CMUZ-P5, undermines the ability to deliver well-functioning urban environments and at scale and intensity that satisfies future demand. Amend to better align with Strategic Directions and Urban Form and Development provisions.</p>	<p>Amend CMUZ-P2:</p> <p>"Only provide for other commercial activities in other Commercial and Mixed Use Zones where <u>significant adverse effects arise on these do not adversely</u>-affect the role and function of Town Centres, and the investment in public amenities and facilities in the Town and Local Centre Zones."</p>
282.10	Forme Planning Limited - Kay Panther Knight	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P5	Amend	<p>CMUZ-P5 does not adequately provide for the necessary larger scale of supermarkets, nor does it recognise their functional and operational requirements as an essential service to co-locate within new and existing catchments.</p> <p>CMUZ-P5 directs the largest scale of development to the Town Centre Zone, and anticipates smaller scale development down the centre hierarchy (excluding the Large Format Retail Zone). It fails to identify a clear relationship between the Large Format Retail Zones and Town Centre Zones. CMUZ-P5 is contradictory to LFRZ-P1 in terms of how Large Format Retail Zones contribute to urban design outcomes and the centre hierarchy approach. CMUZ-P5, together with CMUZ-P1 and CMUZ-P2, undermines the ability to deliver well-functioning urban environments and at scale and intensity to satisfy future demand.</p> <p>Seek amendment that provides for supermarkets in the cascading urban form approach, differentiates supermarkets from other large format retail activities given their distinctly different functions, and aligns with Strategic Directions and Urban Form and Development provisions.</p>	<p>Amend CMUZ-P5:</p> <p>"Support the function, role and character of all Commercial and Mixed Use Zones by enabling:</p> <p>...</p> <p>5. <u>supermarkets to be conveniently located in relation to the catchments they serve.</u>"</p>
282.11	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Objectives	NCZ-O1	Amend	Consider threshold of avoiding all adverse effects on the role and function of lower order centres too restrictive and not representative of any commercial growth agenda. Some adverse effects may arise but can be assessed through expert analysis to be acceptable.	<p>Amend NCZ-O1:</p> <p>"Neighbourhood Centres:</p> <ol style="list-style-type: none"> <li>1. provide for a range of activities and scale that directly support the immediate or nearby residential neighbourhood;</li> <li>2. do not <u>provide for development that results in significant adverse effects on adversely</u>-affect the role and function of Town and Local Centres, nor undermine investment in their public amenities and facilities; and</li> <li>3. amenity values are managed within the zone and at the interface with adjacent Residential Zones."</li> </ol>
282.12	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P1	Amend	Scale of development should not be so prescriptive at the policy level. This should be addressed by lower order provisions, and preferably with greater flexibility.	<p>Amend NCZ-P1:</p> <p>"Within Neighbourhood Centres:</p> <ol style="list-style-type: none"> <li>1. enable a limited range of convenience activities that provide for the immediate residential neighbourhood and do not <u>result in significant adverse effects on adversely</u>-affect the role and function of Town and Local Centres;</li> <li>2. <u>enable a range of Centre sizes that generally comprise up to 450m<sup>2</sup> total floor space and up to five shops with a maximum retail tenancy of 350m<sup>2</sup> GFA;</u></li> <li>3. ensure activities are accessible by walking and cycling from the area served; and</li> <li>4. adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones."</li> </ol>

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282.13	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Objectives	LCZ-O1	Amend	<p>Avoiding all adverse effects is too high a threshold for activities in lower order centres which should be encouraged to develop in accordance with their roles and functions, and is not representative of any commercial growth agenda. Some adverse effects may arise but can be assessed through expert analysis to be acceptable.</p> <p>Supermarkets should be recognised as appropriate activities which enable self-sufficient centres at all levels of the centre hierarchy.</p> <p>Seek amendment that will better achieve the strategic outcomes of the Proposed District Plan and align with National Policy Statement on Urban Development.</p>	<p>Amend LCZ-O1:</p> <p>"Local Centres:</p> <ol style="list-style-type: none"> <li>1. are the focal point for a range of commercial, community and service activities at a smaller scale than Town Centres to provide for the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities;</li> <li>2. <del>activities do not provide for development that results in significant adverse effects on adversely affect</del> the role and function of Town Centres; and</li> <li>3. amenity values are managed within the zone and at the interface with adjacent residential zones." </li></ol>
282.14	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Policies	LCZ-P1	Amend	<p>The scale of development should not be so prescriptive at the policy level, should be addressed by lower order provisions, and preferably with greater flexibility.</p> <p>The scale of commercial development proposed is very limited for the Local Centre Zone, particularly given its second-tier status to the Town Centre Zone. The gross floor area limits are restrictive and unnecessary.</p>	<p>Amend LCZ-P1:</p> <p>"Within Local Centres:</p> <ol style="list-style-type: none"> <li>1. enable commercial, community, convenience and service activities that provide for the daily/weekly shopping needs of the local residential or nearby rural catchment and do not <u>result in significant adverse effects on</u> adversely affect the role and function of Town Centres, nor undermine investment in their public amenities and facilities;</li> <li>2. <del>enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m<sup>2</sup> to 4,000m<sup>2</sup> total floor space and up to 15 shops with a maximum retail tenancy of 350m<sup>2</sup> GFA;</del></li> <li>3. ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system; and</li> <li>4. adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones." </li></ol>
282.15	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Objectives	MUZ-O1	Amend	<p>Amend to expand the application of the Mixed Use Zone, and better articulate its complementary and supportive role for centre growth and development in accordance with the centres hierarchy.</p>	<p>Amend MUZ-O1:</p> <p><del>"Kaiapoi regeneration support</del><u>Design and Integration</u> Development within the Mixed Use Zone <del>supports the regeneration of the area and</del> supports the role, function and continued viability and vitality of the <u>centres hierarchy</u><del>Kaiapoi Town Centre.</del>"</p>
282.16	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Policies	MUZ-P1	Amend	<p>Amend to expand the application of the Mixed Use Zone, and better articulate its complementary and supportive role for centre growth and development in accordance with the centres hierarchy.</p>	<p>Amend MUZ-P1:</p> <p>"Provide for a mixture of commercial and residential activities in the Mixed Use Zone where these:</p> <ol style="list-style-type: none"> <li>1. support <del>the Kaiapoi Town</del> <u>each</u> Centre's identified function, role and amenity values;</li> <li>2. are of a scale, configuration or duration that do not result in strategic or cumulative effects on the efficient use and continued viability of the <del>Kaiapoi Town</del> <u>relevant</u> centre; and</li> <li>3. support the ongoing regeneration of the <del>Kaiapoi</del> <u>relevant</u> township." </li></ol>
282.17	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Objectives	TCZ-O1	Amend	<p>Amend to enable large format development, such as supermarkets, within both the Town Centre Zone and Large Format Retail Zone.</p> <p>Amend for the reasons for seeking amendment to CMUZ-P5: A supermarket is required to be of sufficient scale to serve its catchment, and CMUZ-P5 does not provide for larger scale of supermarket activity, and overlooks functional and operational requirements to co-locate with those catchments as essential services.</p>	<p>Amend TCZ-O1:</p> <p>"Town Centres:</p> <ol style="list-style-type: none"> <li>1. are the District's principal focal point for a wide range of commercial and community activities, supported by recreation, residential and service activities;</li> <li>2. provide the primary retail destination for comparison and convenience shopping in the district with the greatest mix and concentration of activities;</li> <li>3. <u>predominantly</u> provide the greatest scale of built form of all zones; and</li> <li>4. are accessible by a range of modes of transport including public transport." </li></ol>
282.18	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Policies	TCZ-P2	Amend	<p>Amend TCZ-P2 to create flexibility for development within Town Centre Zones so the threshold for avoiding adverse effects or specific activities does not fully preclude development where consenting processes can enable acceptable urban form and centre design outcomes.</p>	<p>Amend TCZ-P2:</p> <p>"Within Town Centres:</p> <p>...</p> <ol style="list-style-type: none"> <li>3. provide for other activities only where these do not <u>significantly</u> adversely affect amenity and streetscape values, or compromise the function and capacity of the zone to provide for primarily commercial and community activities;</li> <li>...</li> <li>9. avoid <u>or where appropriate manage</u>, activities that are incompatible with the zone." </li></ol>



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282.19	Forme Planning Limited - Kay Panther Knight	INZ - General Objectives and Policies for all Industrial Zones	Objectives	INZ-O2	Amend	<p>The requirement to 'avoid' adverse effects on the role and function of Town Centres is a difficult test as it essentially means no effects.</p> <p>Amend to introduce a reasonable threshold, tied to effects that identifies the potential for non-industrial activities to have a functional need to locate within Industrial Zones through a robust assessment of effects on centres and the over-arching intent of the Industrial Zones.</p>	<p>Amend INZ-O2:</p> <p>"Industrial zones that: 1. provide opportunities for light, general and heavy industrial activities in identified zoned areas to meet the diverse needs of a range of industrial activities; and 2. avoid <u>commercial activities that do not demonstrate a functional need to locate within that zone and that result in significant</u> adverse effects on the role and function of Town Centres; and 3. do not undermine investment in public amenities in the Town and Local Centre Zones."</p>
282.20	Forme Planning Limited - Kay Panther Knight	INZ - General Objectives and Policies for all Industrial Zones	Policies	INZ-P2	Amend	<p>The requirement to 'avoid' activities that could adverse effects on the role and function of Town Centres is a difficult test as this essentially means no effects.</p> <p>Amend to introduce a reasonable threshold, tied to effects that identifies the potential for non-industrial activities to have a functional need to locate within Industrial Zones through a robust assessment of effects on centres and the over-arching intent of the Industrial Zones.</p>	<p>Amend INZ-P2:</p> <p>"Avoid retail activity, office, commercial services and other non-industrial activities <u>that do not demonstrate a functional need to locate within that zone and</u> that could individually or cumulatively <u>result in significant adverse effects on adversely</u>-affect the role and function of town centres, and undermine investment in public amenities and facilities in the Town and Local Centre Zones."</p>
282.21	Forme Planning Limited - Kay Panther Knight	GIZ - General Industrial Zone	Policies	GIZ-P1	Amend	<p>The requirement to 'avoid' activities that do not support the primary function of the zone is a difficult test particularly if interpreted as requiring no effects.</p> <p>Amend to introduce a reasonable threshold that does not preclude non-industrial activities that have a functional need to locate within that zone or that support the primary function of the zone. Coupled with the discretionary activity status for supermarkets, this policy requires a comprehensive and robust assessment of effects on centres and the overarching intent of the industrial zones.</p>	<p>Amend GIZ-P1:</p> <p>"Recognise and provide for a range of general industrial and other compatible activities and avoid <u>non-industrial</u> activities which do not <u>demonstrate a functional need to locate within that zone or that otherwise do not</u> support the primary function of the zone."</p>
282.22	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Activity Rules	TCZ-R2	Support	Support TCZ-R2.	Retain TCZ-R2 as notified.
282.23	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS1	Support	Support TCZ-BFS1.	Retain TCZ-BFS1 as notified.
282.24	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS2	Support	Support TCZ-BFS2.	Retain TCZ-BFS2 as notified.
282.25	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS3	Support	Support TCZ-BFS3.	Retain TCZ-BFS3 as notified.
282.26	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS4	Support	Support TCZ-BFS4.	Retain TCZ-BFS4 as notified.
282.27	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS5	Support	Support TCZ-BFS5.	Retain TCZ-BFS5 as notified.
282.28	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS6	Support	Support TCZ-BFS6.	Retain TCZ-BFS6 as notified.
282.29	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS7	Support	Support TCZ-BFS7.	Retain TCZ-BFS7 as notified.
282.30	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS8	Support	Support TCZ-BFS8.	Retain TCZ-BFS8 as notified.
282.31	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS9	Support	Support TCZ-BFS9.	Retain TCZ-BFS9 as notified.
282.32	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS10	Support	Support TCZ-BFS10.	Retain TCZ-BFS10 as notified.
282.33	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS11	Support	Support TCZ-BFS11.	Retain TCZ-BFS11 as notified.
282.34	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS1	Support	Support LCZ-BFS1.	Retain LCZ-BFS1 as notified.
282.35	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS2	Support	Support LCZ-BFS2.	Retain LCZ-BFS2 as notified.
282.36	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS3	Support	Support LCZ-BFS3.	Retain LCZ-BFS3 as notified.
282.37	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS4	Support	Support LCZ-BFS4.	Retain LCZ-BFS4 as notified.
282.38	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS5	Support	Support LCZ-BFS5.	Retain LCZ-BFS5 as notified.
282.39	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS6	Support	Support LCZ-BFS6.	Retain LCZ-BFS6 as notified.
282.40	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS7	Support	Support LCZ-BFS7.	Retain LCZ-BFS7 as notified.
282.41	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS8	Support	Support LCZ-BFS8.	Retain LCZ-BFS8 as notified.
282.42	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS9	Support	Support LCZ-BFS9.	Retain LCZ-BFS9 as notified.
282.43	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS10	Support	Support LCZ-BFS10.	Retain LCZ-BFS10 as notified.
282.44	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS11	Support	Support LCZ-BFS11.	Retain LCZ-BFS11 as notified.

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282.45	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS12	Support	Support LCZ-BFS12.	Retain LCZ-BFS12 as notified.
282.46	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS1	Support	Support NCZ-BFS1.	Retain NCZ-BFS1 as notified.
282.47	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS2	Support	Support NCZ-BFS2.	Retain NCZ-BFS2 as notified.
282.48	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS3	Support	Support NCZ-BFS3.	Retain NCZ-BFS3 as notified.
282.49	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS4	Support	Support NCZ-BFS4.	Retain NCZ-BFS4 as notified.
282.50	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS5	Support	Support NCZ-BFS5.	Retain NCZ-BFS5 as notified.
282.51	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS6	Support	Support NCZ-BFS6.	Retain NCZ-BFS6 as notified.
282.52	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS7	Support	Support NCZ-BFS7.	Retain NCZ-BFS7 as notified.
282.53	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS8	Support	Support NCZ-BFS8.	Retain NCZ-BFS8 as notified.
282.54	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS9	Support	Support NCZ-BFS9.	Retain NCZ-BFS9 as notified.
282.55	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS10	Support	Support NCZ-BFS10.	Retain NCZ-BFS10 as notified.
282.56	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS11	Support	Support NCZ-BFS11.	Retain NCZ-BFS11 as notified.
282.57	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS1	Support	Support MUZ-BFS1.	Retain MUZ-BFS1 as notified.
282.58	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS2	Support	Support MUZ-BFS2.	Retain MUZ-BFS2 as notified.
282.59	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS3	Support	Support MUZ-BFS3.	Retain MUZ-BFS3 as notified.
282.60	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS4	Support	Support MUZ-BFS5.	Retain MUZ-BFS5 as notified.
282.61	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS5	Support	Support MUZ-BFS5.	Retain MUZ-BFS5 as notified.
282.62	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS6	Support	Support MUZ-BFS6.	Retain MUZ-BFS6 as notified.
282.63	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS7	Support	Support MUZ-BFS7.	Retain MUZ-BFS7 as notified.
282.64	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS8	Support	Support MUZ-BFS8.	Retain MUZ-BFS8 as notified.
282.65	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS9	Support	Support MUZ-BFS9.	Retain MUZ-BFS9 as notified.
282.66	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS10	Support	Support MUZ-BFS10.	Retain MUZ-BFS10 as notified.
282.67	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Activity Rules	MUZ-R2	Support	Support MUZ-R2.	Retain MUZ-R2 as notified.
282.68	Forme Planning Limited - Kay Panther Knight	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R2	Support	Support LFRZ-R2.	Retain LFRZ-R2 as notified.
282.69	Forme Planning Limited - Kay Panther Knight	LIZ - Light Industrial Zone	Activity Rules	LIZ-R1	Support	Support LIZ-R1.	Retain LIZ-R1 as notified.
282.70	Forme Planning Limited - Kay Panther Knight	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R6	Support	Support SIGN-R6.	Retain SIGN-R6 as notified.
282.71	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Activity Rules	LCZ-R4	Amend	A blanket Gross Floor Area rule unnecessarily restricts supermarkets, which are larger than other retail activities due to their operational and functional requirements. Supermarkets play an important role in anchoring centres, delivering vitality and amenity, and serve residential catchments. Urban design matters for supermarkets can be addressed via resource consent required for buildings exceeding 450m <sup>2</sup> gross floor area.	Amend LCZ-R4 by either increasing the maximum Gross Floor Area limits, or excluding supermarkets from these limits.

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282.72	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R4	Amend	<p>Oppose including supermarkets within definition of 'large format retail' given the difference between supermarkets as essential services, and general bulk scale retail.</p> <p>Amend to introduce a 450m<sup>2</sup> building threshold to address matters in CMUZ-MD3 if required (similar to LCZ-R1 and TCZ-R1).</p>	Amend NCZ-R4 by increasing the maximum Gross Floor Area (GFA) limits, or by excluding supermarkets from the maximum GFA limits.
282.73	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R19	Amend	<p>Oppose inclusion of supermarkets as 'large format retail'. Supermarkets provide an essential service for residential communities thus are different to other bulk scale format.</p> <p>Seeks that supermarkets are permitted activities in most Commercial and Mixed Use Zones, with recognition that a smaller permitted threshold for Gross Floor Area (GFA) (450m<sup>2</sup>) may be appropriate in the Neighbourhood Centre Zone to reflect its form and function. Any breach of GFA limit should be a restricted discretionary activity with the matters of discretion limited to character and amenity, the zone outcomes, and the potential for effects on centres higher up the hierarchy.</p>	Amend NCZ-R19 to exclude supermarkets. Alternatively, delete NCZ-R19.
282.74	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Activity Rules	MUZ-R12	Amend	Seek clarification that MUZ-R12 does not apply to supermarkets.	Clarify that MUZ-R12 does not apply to supermarkets.
282.75	Forme Planning Limited - Kay Panther Knight	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R1	Amend	Oppose limit on gross floor area as it is contrary to the intent of the Large Format Retail Zone (LFRZ), which is to enable larger scale activities than elsewhere however the same gross floor area limit of 450m <sup>2</sup> is used. This limit will not incentivise the establishment of large format retail within this zone. There is no corresponding resource consent requirement for large scale buildings within LFRZ from an urban design perspective, compared to centre zones.	Delete LFRZ-R1.
282.76	Forme Planning Limited - Kay Panther Knight	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R18	Amend	<p>Oppose discretionary activity status for supermarkets, seek amendment to restricted discretionary. Supermarkets cannot locate within any Commercial and Mixed Use Zone as a permitted activity.</p> <p>Supermarkets fit the intent of the Large Format Retail Zone (LFRZ). A 'centres plus' approach to commercial development supports this, whereby the LFRZ plays a complementary, not restricted, role in commercial growth. Applying CMUZ-MD12, and the new matter of discretion for supermarkets proposed by the submitter, will address the extent to which adverse effects on the centres hierarchy arise.</p>	Delete LFRZ-R18 and replace with a new rule providing for supermarkets as a restricted discretionary activity.
282.77	Forme Planning Limited - Kay Panther Knight	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	General	Amend	Seek new matter of discretion for supermarket activities in all Commercial and Mixed Use Zones that actively recognise the operational and functional requirements for supermarkets and present a balanced assessment of supermarkets against centre urban design ideals.	<p>Insert new Matter of Discretion for supermarket activities in all Commercial and Mixed Use Zones:</p> <p><u>"The extent to which the external appearance, scale and design of buildings (including material and colour), equipment and structures:</u>  <u>a) provide for visual interest through a variety of styles and forms in terms of footprint, design and height</u>  <u>b) maintain streetscape amenity and continuity of built form</u>  <u>c) parking, loading and access is designed so as not to compromise pedestrian amenity and safety adjacent the site</u>  <u>d) integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, parking, loading areas, access to public transport and pedestrian linkages</u></p> <p><u>For the purposes of assessing the above criteria, regard shall be had to the following operational and functional requirements:</u>  <u>a) store visibility that is easily identifiable when viewed from the street and surrounding area</u>  <u>b) where provided, customer car parking is clearly visible and accessible to motorists approaching the store from the local roading network and to customers on site</u>  <u>c) where large format buildings are required, there is provision for some solid facades to facilitate internal shelving and fresh produce display</u>  <u>d) adequate and accessible servicing areas that are preferably separated from customer vehicle traffic and pedestrian movements."</u></p> <p>OR</p> <p>Amend CMUZ-MD3 Urban design and CMUZ-MD7 Road boundary setback, glazing and veranda to include specific reference to balancing operational and functional requirements of supermarkets with the other matters of discretion, relying on the wording above.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
282.78	Forme Planning Limited - Kay Panther Knight	LIZ - Light Industrial Zone	Activity Rules	General	Amend	<p>Oppose non-complying activity status for supermarkets within Light Industrial Zone that leaves no feasibly zoned land for supermarket development, and seeks amendment to more appropriate activity status of discretionary.</p> <p>Consenting for supermarkets can be protracted, complex and uncertain, and non-complying status is overly restrictive.</p> <p>There is no economic evidence that identifies scarcity of industrial land relative to demand that precludes non-industrial activities. The Business Capacity Assessment identifies a surplus of land for the long-term. Supermarkets are large format, utilitarian, and not sensitive to effects arising from industrial activities, however wider discretion is appropriate given the primary industrial thrust of the Light Industrial Zones, and in recognition of the centres hierarchy.</p>	Insert new rule in Light Industrial Zone for supermarkets as a discretionary activity.
282.79	Forme Planning Limited - Kay Panther Knight	GIZ - General Industrial Zone	Activity Rules	General	Amend	<p>Oppose non-complying activity status for supermarkets within Light Industrial Zone (LIZ) that leaves no feasibly zoned land for supermarket development, and seeks amendment to more appropriate activity status of discretionary.</p> <p>Consenting for supermarkets can be protracted, complex and uncertain, and non-complying status is overly restrictive.</p> <p>There is no economic evidence that identifies scarcity of industrial land relative to demand that precludes non-industrial activities. The Business Capacity Assessment identifies a surplus of land for the long-term. Supermarkets are large format, utilitarian, and not sensitive to effects arising from industrial activities, however wider discretion is appropriate given the primary industrial thrust of the LIZs, and in recognition of the centres hierarchy.</p>	Insert new rule in General Industrial Zone providing for supermarkets as a discretionary activity.
282.80	Forme Planning Limited - Kay Panther Knight	SIGN - Nga tohu - Signs	Sign Standards	Table SIGN-S2	Amend	<p>The Light Industrial Zone, General Industrial Zone, and Large Format Retail Zone can accommodate a greater level of signage without detriment due to their lower amenity, and the larger scale of buildings within these zones.</p> <p>Other Commercial and Mixed Use Zones can also accommodate an increase in signage scale and dominance given the commercial and intensive character of these zones.</p>	Amend Table SIGN-S2 to increase the permitted maximum sign display area for supermarkets in all zones, specifically amend the permitted maximum sign display area for freestanding signs within the Light Industrial Zone, General Industrial Zone and Large Format Retail Zone to 27m <sup>2</sup> .
282.81	Forme Planning Limited - Kay Panther Knight	TRAN - Ranga waka - Transport	Activity Rules	Table TRAN-1	Amend	<p>Increase the high traffic generation thresholds in Table TRAN-1 above which assessment and resource consent are required.</p>	Amend Table TRAN-1 to increase the permitted daily traffic volume thresholds for supermarkets so as to align with the Auckland Unitary Plan threshold of 1,667m <sup>2</sup> of new retail Gross Floor Area, after which an Integrated Transport Assessment and a restricted discretionary activity consent are required.
282.88	Forme Planning Limited - Kay Panther Knight	SIGN - Nga tohu - Signs	SIGN - Nga tohu - Signs	General	Amend	<p>Signage is an important component of commercial activity, to raise brand awareness, consistency and legibility in an urban environment thus should be acceptable in commercial zones in principle, with some limitation on size and location where it may adversely affect sensitive areas, including heritage, character or residential areas.</p> <p>The limits for signs are too prescriptive and limiting for Commercial and Mixed Use Zones in general, but particularly Industrial Zones and Large Format Retail Zones, which can accommodate a larger scale of signage while maintaining the zone's character. Seek increase in permitted area per sign face for free-standing signs in these zones.</p> <p>Support restricted discretionary activity status for signs that breach limits provided the assessment criteria are relevant and restricted in nature, and consider the activity's operational and functional requirements. Thus assessment of signs within Commercial Zones must consider the importance of corporate branding for consistency and coherence as it is critical that businesses are able to be instantly recognisable and not refined in order to achieve a centre character.</p>	<p>Amend to provide appropriate activity status for signage in certain commercial zones. Support restricted discretionary status for breaches so long as assessment criteria are relevant and restricted in nature, and take into account operational and functional requirements of the activity.</p> <p>Amend to increase the permitted area per sign face for free-standing signs in Commercial and Mixed Use Zones and Industrial Zones.</p> <p>Amend matters of discretion for signs in commercial zones to consider the importance of corporate branding for consistency and coherence.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
282.89	Forme Planning Limited - Kay Panther Knight	SD - Rautaki ahunga - Strategic directions	SD - Rautaki ahunga - Strategic Directions	General	Amend	<p>Support 'centres approach' insofar as it recognises town centres should be the primary focal point for business activity, noting importance of supermarkets in achieving prosperous centres. However, prefers a 'centres plus approach' that recognises the primacy of town centres but business activity should be enabled in other zones where appropriate. This approach recognises that functional need and catchment drivers may dictate the location of supermarket operations on the fringe or outside of centres. It enables efficient use of all Commercial and Mixed Use Zones relative to the centres hierarchy.</p> <p>The current approach:</p> <ul style="list-style-type: none"> <li>- directs, limits and controls commercial land use and supply which does not align with strategic directions to provide opportunities for business activities to establish within a network of zoned appropriate to their type and scale of activity (SD-O2).</li> <li>- does not give effect to the Canterbury Regional Policy Statement, particularly Policy 6.3.6(4), which seeks to implement a more responsive 'centres-plus' approach.</li> <li>- does not give effect to the National Policy Statement on Urban Development 2020, which seeks well-functioning urban environments (Objective 1) through enabling them to develop and change in a responsive manner (Objective 4), and requires provision of choice (Policy 1).</li> <li>- is not appropriate in terms of sections 32, 74 and 75 of the Resource Management Act 1991, and does not achieve Part 2.</li> </ul>	Amend to adopt a 'centres plus approach' that recognises the primacy of town centres but also that business activity should be enabled in other zones where appropriate. This approach recognises that functional need and catchment drivers may dictate the location of supermarket operations, on the fringe, or in some cases, outside of centres. It enables efficient use of all Commercial and Mixed Use Zones relative to the centres hierarchy.
282.90	Forme Planning Limited - Kay Panther Knight	SD - Rautaki ahunga - Strategic directions	SD - Rautaki ahunga - Strategic Directions	General	Amend	<p>Council projects that by 2048, the district will need to accommodate approximately 16,000 new households. However, UFD-O1 identifies feasible development capacity of 13,400 new residential units over the 30-year timeframe thus would not appear to meet the District's anticipated demand or growth rate.</p> <p>The District is forecast to fall short in commercial land supply by 17ha over the long term, with potential shortfalls in the short term and medium term of 5ha and 9ha respectively.</p> <p>To address these growth constraints, the Proposed District Plan needs to be forward thinking and ambitious by zoning appropriately to accommodate anticipated commercial growth and to achieve its goal of district self-sufficiency.</p>	Amend to address growth constraints by zoning appropriately to accommodate anticipated commercial growth in the district and to achieve its own goal of district self-sufficiency.
282.91	Forme Planning Limited - Kay Panther Knight	SD - Rautaki ahunga - Strategic directions	SD - Rautaki ahunga - Strategic Directions	General	Amend	The Proposed District Plan fails to meet its strategic directions towards self-sufficiency as it does not set minimum targets for development capacity. It also fails to clearly articulate or establish its obligations under the National Policy Statement on Urban Development 2020 (NPS-UD) in respect to housing or business growth. There is significantly limited opportunity for business activity to deliver necessary services for growing communities and to continue to develop well-functioning urban environments in accordance with the NPS-UD.	Not specified.
282.93	Forme Planning Limited - Kay Panther Knight	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	General	Amend	<p>Oppose specific centre zone provisions which further restrict activities, namely supermarkets, which ought to be recognised as appropriate centre activities which facilitate and enable self-sufficient centres, including at all levels of the centre hierarchy.</p> <p>Non-complying activity status for supermarkets in Light Industrial, General Industrial and all Residential Zones mean there is no feasibly zoned land for supermarket development to support growth of centres. It is overly restrictive to require resource consent, which can be an onerous process, for supermarkets anywhere in the district.</p>	<p>Seek that supermarkets are permitted activities in most Commercial and Mixed Use Zones, with recognition that a smaller permitted threshold (450m<sup>2</sup>) for Gross Floor Area may be appropriate in the Neighbourhood Centre Zone, to reflect its form and function.</p> <p>Seek that any supermarket exceeding the smaller permitted threshold for Gross Floor Area for the Neighbourhood Centre Zone should be assessed as a restricted discretionary activity given the key effects would relate to character and amenity, zone outcomes, and the potential for adverse effects on centres higher up the hierarchy.</p>
282.95	Forme Planning Limited - Kay Panther Knight	SD - Rautaki ahunga - Strategic directions	SD - Rautaki ahunga - Strategic Directions	General	Amend	<p>While the Commercial and Mixed Use Zones provide a broad framework of interrelated commercially focused areas that contribute to the growth of business activity in defined and complementary ways, the Proposed District Plan does not effectively utilise this approach to enable each of the zones to deliver on different aspects of business development.</p> <p>Considers that a more enabling approach to supermarkets is needed, along with a more flexible approach to consenting them. The importance of supermarkets contributing to well functioning urban environments, where such activities are conveniently located relative to the catchments they serve, needs to be recognised.</p>	A more enabling approach to supermarkets is needed, along with a more flexible approach to consenting them. The importance of supermarkets contributing to well functioning urban environments, where such activities are conveniently located relative to the catchments they serve, needs to be recognised.
282.96	Forme Planning Limited - Kay Panther Knight	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	General	Amend	While the Commercial and Mixed Use Zones provide a broad framework of interrelated commercially focused areas that contribute to the growth of the District's business activity in defined and complementary ways, the Proposed District Plan does not effectively utilise this approach to enable each of the zones to deliver on different aspects of business development.	Not specified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
282.97	Forme Planning Limited - Kay Panther Knight	SD - Rautaki ahunga - Strategic directions	SD - Rautaki ahunga - Strategic Directions	General	Amend	The Large Format Retail Zone should be recognised as supporting centre zones to deliver a broad, robust, and appropriately diverse economic strategy that provides areas for main street retail and large format retail.	Amend to recognise Large Format Retail Zone as supporting centre zones to deliver a broad, robust, and appropriately diverse economic strategy that provides areas for main street retail and large format retail.
282.98	Forme Planning Limited - Kay Panther Knight	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	General	General	Amend	The Large Format Retail Zone should be recognised as supporting centre zones to deliver a broad, robust, and appropriately diverse economic strategy that provides areas for main street retail and large format retail.	Amend to recognise the Large Format Retail Zone's role in supporting centre zones to deliver a broad, robust, and appropriately diverse economic strategy that provides areas for main street retail and large format retail.
282.99	Forme Planning Limited - Kay Panther Knight	LFRZ - Large Format Retail Zone	LFRZ - Large Format Zone	General	Amend	The Large Format Retail Zone (LFRZ) should be recognised as supporting centre zones to deliver a broad, robust, and appropriately diverse economic strategy that provides areas for main street retail and large format retail. Supermarkets would be consistent with the LFRZ in terms of seeking to provide locations where retail activities with large footprints can co-locate. In order to meet future demand, LFRZ should be more broadly applied throughout the District, particularly around the Key Activity Centres. A 'centres-plus' approach is required to enable business growth in a range of Commercial and Mixed Use Zones and address the role of LFRZ within the centres hierarchy.	Amend to recognise the role the Large Format Retail Zone (LFRZ) plays in supporting centre zones to deliver a broad, robust, and appropriately diverse economic strategy that provides areas for main street retail and large format retail. Amend to provide more LFRZ throughout the District, particularly surrounding Key Activity Centres.
282.100	Forme Planning Limited - Kay Panther Knight	SD - Rautaki ahunga - Strategic directions	SD - Rautaki ahunga - Strategic Directions	General	Amend	The Commercial and Mixed Use Zones can respond and adapt to developing market drivers by playing a supportive role to a potentially more commercial or civic focus of Centres zones. Consider current approach does not enable business activity to adapt to anticipated growth. Seek consideration of more aspirational zoning provisions for growth, utilising the strategic process of a plan review to comprehensively and sustainably plan for and enable growth.	Seek consideration of more aspirational zoning provisions for growth, utilising the strategic process of a plan review to comprehensively and sustainably plan for and enable growth.
282.101	Forme Planning Limited - Kay Panther Knight	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	General	General	Amend	The Commercial and Mixed Use Zones can respond and adapt to developing market drivers by playing a supportive role to a potentially more commercial or civic focus of Centres zones. Consider current approach does not enable business activity to adapt to anticipated growth. Seek consideration of more aspirational zoning provisions for growth, utilising the strategic process of a plan review to comprehensively and sustainably plan for and enable growth.	Seek consideration of more aspirational zoning provisions for growth, utilising the strategic process of a plan review to comprehensively and sustainably plan for and enable growth.
282.115	Forme Planning Limited - Kay Panther Knight	LFRZ - Large Format Retail Zone	LFRZ - Large Format Zone	General	Amend	Consider there is a lack of clarity regarding relationship between the Large Format Retail Zone (LFRZ) and Town Centre Zone.  Oppose suggestion that the LFRZ provides for activities "that are difficult to accommodate within commercial centres due to their scale or functional requirements" as this is contradictory to CMUZ-P5, and unnecessarily limiting in respect of how the LFRZ can contribute to urban design outcomes and the District's centre hierarchy approach.	Not specified.
282.117	Forme Planning Limited - Kay Panther Knight	SD - Rautaki ahunga - Strategic directions	SD - Rautaki ahunga - Strategic Directions	General	Amend	Consider Strategic Directions objectives are not effectively implemented by zone rules given the activity status' for supermarkets.	Not specified.
282.118	Forme Planning Limited - Kay Panther Knight	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	General	Amend	Opposes activity status for supermarkets in Commercial and Mixed Use Zones. While they are permitted activities within Town Centre Zones and Mixed Use Zones, resource consent would typically be required due to the 450m <sup>2</sup> building gross floor area limit.  This approach goes against the role that supermarkets play as anchor tenants, as catalysts for investment in centres of all scales, and as critical infrastructure or an essential service that is convenient and efficient to access.	Not specified.
282.126	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Activity Rules	LCZ-R1	Amend	Seek supermarkets to be permitted activities in most Commercial and Mixed Use Zones.	Amend rules to make supermarkets a permitted activity within Local Centre Zones.
282.127	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Activity Rules	LCZ-R4	Amend	Seeks supermarkets to be a permitted activity within Local Centre Zone.	Amend to make supermarkets a permitted activity within Local Centre Zone.
282.129	Forme Planning Limited - Kay Panther Knight	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R18	Amend	Seeks that supermarkets become a permitted activity within Large Format Retail Zone.	Amend activity status for supermarkets within Large Format Retail Zone to permitted.
282.130	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Activity Rules	MUZ-R1	Amend	Seeks supermarkets become permitted activity within Mixed Use Zone.	Ensure supermarkets are provided as a permitted activity within the Mixed Use Zone.
282.131	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Activity Rules	MUZ-R2	Amend	Seeks supermarkets to be permitted activities within Mixed Use Zone.	Ensure supermarkets are permitted activities within Mixed Use Zone.
282.132	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Activity Rules	TCZ-R1	Amend	Seek supermarkets to be a permitted activity within Town Centre Zones.	Ensure supermarkets are a permitted activity within Town Centre Zones.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
282.133	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Activity Rules	TCZ-R2	Amend	Seeks supermarkets to be a permitted activity within Town Centre Zones.	Ensure supermarkets are a permitted activity within Town Centre Zones.
282.136	Forme Planning Limited - Kay Panther Knight	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R28	Support	Support non-complying activity status for supermarkets within Residential Zones as the appropriateness of such an activity should be assessed on a case-by-case basis, and it does not preclude an appropriate application however ensures it will be suitably assessed.	Retain non-complying activity status for supermarkets within Residential Zones.
282.138	Forme Planning Limited - Kay Panther Knight	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	General	General	Support	Support restricted discretionary status for activities that breach standards. This is particularly appropriate within Commercial and Mixed Use Zones where all activities should be enabled in order to achieve the relevant Strategic Directions. Support non-notified status for activities that breach standards.	Retain restricted discretionary activity status and non-notified status for activities that breach standards within Commercial and Mixed Use Zones.
282.140	Forme Planning Limited - Kay Panther Knight	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R20	Amend	The requirement in TRAN-R20 for basic or full integrated transport assessments and corresponding resource consents for restricted discretionary activities for any activity that exceeds 250vmpd as an average daily traffic generation is quite a low threshold and for supermarkets should be increased.	Increase the permitted daily traffic volume thresholds for supermarkets so as to align with the Auckland Unitary Plan threshold of 1,667m <sup>2</sup> of new retail Gross Floor Area, after which an Integrated Transport Assessment and a restricted discretionary activity consent are required.
282.141	Forme Planning Limited - Kay Panther Knight	NOISE - Te orooro - Noise	Activity Rules	NOISE-R19	Support	Support approach of NOISE-R19 which sets out noise standards for activities relative to zones and imposes a restricted discretionary activity status where noise standards are breached.	Retain approach of NOISE-R19.
282.142	Forme Planning Limited - Kay Panther Knight	NOISE - Te orooro - Noise	Activity Rules		Amend	<p>Opposes noise limits for the Large Format Retail Zone (LFRZ) and General Industrial Zone (GIZ) as they are unnecessarily onerous, particularly given that the Light Industrial Zone (LIZ) noise limits are less stringent, which is inconsistent and inappropriate given the nature of these zones. Considers the more stringent limits will curtail lawfully established activities. Seek amendment of noise limits for LFRZ and GIZ to align with those for LIZ. A daytime limit of 65dBA and night-time limit of 55dBA is considered appropriate in terms of the activities anticipated in that zone.</p> <p>Opposes the measurement for noise received by sites in Rural Zones to be measured "at or within the boundary of any site", instead of at the notional boundary (defined as a line 20m from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building). Seek amendment to measure noise at notional boundary within Rural Zones in order to avoid measurements being taken at a site boundary where the nearest noise sensitive activity may be some distance away.</p>	<p>Amend Table Noise-2 noise limits for Large Format Retail Zone and General Industrial Zone to align with those for Light Industrial Zone. A daytime limit of 65dBA and night-time limit of 55dBA is considered appropriate.</p> <p>Amend Table Noise-2 to require measurement of noise at notional boundary when located within Rural Zones.</p>
282.143	Forme Planning Limited - Kay Panther Knight	Planning Maps	General	General	Amend	<p>Support Large Format Retail zoning for Waimakariri Junction, subject to amendments to Large Format Retail Zone (LFRZ) provisions requested by this submission, as it will play an important role in the provision for business activity in Kaiapoi, and will provide a complementary function to the Kaiapoi Town Centre.</p> <p>Oppose General Industrial zoning for 87 Hilton St, Kaiapoi and rezone to LFRZ, given the established supermarket located there, and minor additions and alterations would trigger a non-complying activity resource consent, which is inappropriate and inefficient. This supermarket is a well-established commercial activity within close proximity to Town Centre Zone and Mixed Use Zone (MUZ). It is unlikely this site will be redeveloped for industrial use.</p> <p>Oppose Medium Density Residential zoning of its existing Countdown site at 40 – 54 Ivory Street, Rangiora East, and rezone to MUZ. While it is located within a residential area, it is also located on a key transport route just outside of the town centre and is a well-established commercial activity. It is unlikely the site would be redeveloped for residential use.</p> <p>Seeks broader application of the MUZ throughout the district as a sensible and efficient way to achieve the Strategic Directions, that would not undermine the centres hierarchy, or preclude future residential use.</p> <p>Oppose General Residential zoning at 2 Main North Rd, Woodend (which is owned by Woolworths), and rezone to MUZ, given its location on a key intersection of strategic routes, it forms a gateway into Woodend, and an initial gateway to link Pegasus Bay. The adjacent property to the north is a long established motel.</p>	<p>Retain Large Format Retail zoning for Waimakariri Junction.</p> <p>Rezone 87 Hilton St, Kaiapoi to Large Format Retail Zone.</p> <p>Rezone 40 – 54 Ivory Street, Rangiora East to Mixed Use Zone (MUZ).</p> <p>Amend planning map to apply MUZ broadly throughout the district.</p> <p>Rezone 2 Main North Rd, Woodend to MUZ.</p>



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
282.144	Forme Planning Limited - Kay Panther Knight	TCZ - Town Centre Zone	Activity Rules	General	Amend	<p>Considers permitted activity status is appropriate for supermarkets, as essential services and catalysts for well-functioning urban environments, within all Commercial and Mixed Use zones as this acknowledges the operational and functional need for supermarkets to co-locate within the catchments they serve. This approach would align with the higher order enabling framework set out in the Proposed District Plan and the National Policy Statement on Urban Development.</p> <p>Considers restricted discretionary activity status would provide sufficient assessment to address effects of any built form and site layout standard infringements in a targeted manner. This is particularly relevant in terms of frontage controls in the centre zones.</p>	Amend activity status for supermarkets within Town Centre Zones to permitted, and restricted discretionary if standards are breached.
282.145	Forme Planning Limited - Kay Panther Knight	LCZ - Local Centre Zone	Activity Rules	General	Amend	<p>Considers permitted activity status is appropriate for supermarkets, as essential services and catalysts for well-functioning urban environments, within all Commercial and Mixed Use zones as this acknowledges the operational and functional need for supermarkets to co-locate within the catchments they serve. This approach would align with the higher order enabling framework set out in the Proposed District Plan and the National Policy Statement on Urban Development.</p> <p>Considers restricted discretionary activity status would provide sufficient assessment to address effects of any built form and site layout standard infringements in a targeted manner. This is particularly relevant in terms of frontage controls in the centre zones.</p>	Amend activity status for supermarkets within Local Centre Zones to permitted, and restricted discretionary where standards are breached.
282.146	Forme Planning Limited - Kay Panther Knight	NCZ - Neighbourhood Centre Zone	Activity Rules	General	Amend	<p>Considers permitted activity status is appropriate for supermarkets, as essential services and catalysts for well-functioning urban environments, within all Commercial and Mixed Use zones as this acknowledges the operational and functional need for supermarkets to co-locate within the catchments they serve. This approach would align with the higher order enabling framework set out in the Proposed District Plan and the National Policy Statement on Urban Development.</p> <p>Considers restricted discretionary activity status would provide sufficient assessment to address effects of any built form and site layout standard infringements in a targeted manner. This is particularly relevant in terms of frontage controls in the centre zones.</p>	Amend activity status for supermarkets within Neighbourhood Centre Zones to permitted, and restricted discretionary if standards are breached.
282.147	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	Activity Rules	General	Amend	<p>Considers permitted activity status is appropriate for supermarkets, as essential services and catalysts for well-functioning urban environments, within all Commercial and Mixed Use zones as this acknowledges the operational and functional need for supermarkets to co-locate within the catchments they serve. This approach would align with the higher order enabling framework set out in the Proposed District Plan and the National Policy Statement on Urban Development.</p> <p>Considers restricted discretionary activity status would provide sufficient assessment to address effects of any built form and site layout standard infringements in a targeted manner. This is particularly relevant in terms of frontage controls in the centre zones.</p>	Amend activity status for supermarkets within Mixed Use Zones to permitted, and restricted discretionary where standards are breached.
282.148	Forme Planning Limited - Kay Panther Knight	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Amend	Notes that Council projects that by 2048, the District will need to accommodate approximately 16,000 new households. However, UFD-O1 identifies feasible development capacity of 13,400 new residential units over the 30-year timeframe thus would not appear to meet the District's anticipated demand or growth rate.	Amend to address these growth constraints by zoning appropriately to accommodate anticipated commercial growth and to achieve its goal of district self-sufficiency.
282.149	Forme Planning Limited - Kay Panther Knight	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Amend	Notes that UFD-O2 does not set minimum development capacity targets, nor does it articulate the strategic direction for commercial growth, as required by the National Policy Statement on Urban Development.	Not specified.
282.150	Forme Planning Limited - Kay Panther Knight	GRZ – General Residential Zone	Activity Rules	GRZ-R34	Support	Support non-complying activity status for supermarkets within Residential Zones as the appropriateness of such an activity should be assessed on a case-by-case basis, and it does not preclude an appropriate application however ensures it will be suitably assessed.	Retain non-complying activity status for supermarkets within Residential Zones.
282.151	Forme Planning Limited - Kay Panther Knight	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R33	Support	Support non-complying activity status for supermarkets within Residential Zones as the appropriateness of such an activity should be assessed on a case-by-case basis, and it does not preclude an appropriate application however ensures it will be suitably assessed.	Retain non-complying activity status for supermarkets within Residential Zones.
282.152	Forme Planning Limited - Kay Panther Knight	MUZ - Mixed Use Zone	General	General	Amend	Seeks broader application of the Mixed Use Zone throughout the district as a sensible and efficient way to achieve the Strategic Directions, that would not undermine the centres hierarchy, or preclude future residential use.	Amend Mixed Use Zone approach to allow it to apply district-wide, not just solely within Kaiapoi town centre as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.1	Novo Group - Jeremy Phillips	General	General	General	Oppose	The Proposed District Plan makes inadequate use of 'non-notification clauses'. Seek all controlled and restricted discretionary activity rules be provided with such a direction and clear wording as to the effect of the non-notification clause for applications.	Amend all controlled and restricted discretionary activity rules:  <u>"Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion."</u>
284.2	Novo Group - Jeremy Phillips	Definitions	Definitions	General	Support	Support the definitions.	Retain definitions as notified.
284.3	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of ancillary activity	Support	Support 'ancillary activity' definition.	Retain definition of 'ancillary activity' as notified.
284.4	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of community facility	Support	Support 'community facility' definition.	Retain 'community facility' definition as notified.
284.5	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of drive through	Support	Support 'drive through' definition.	Retain 'drive through' definition as notified.
284.6	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of educational facility	Support	Support 'educational facility' definition.	Retain 'educational facility' definition as notified.
284.7	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of food and beverage outlet	Support	Support 'food and beverage outlet' definition.	Retain 'food and beverage outlet' definition as notified.
284.8	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of functional need	Support	Support 'functional need' definition.	Retain 'functional need' definition as notified.
284.9	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of future development strategy	Support	Support 'Future Development Strategy' definition.	Retain 'Future Development Strategy' definition as notified.
284.10	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of gross floor area	Support	Support 'gross floor area' definition.	Retain 'gross floor area' definition as notified.
284.11	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of key activity centre	Support	Support 'key activity centre' definition.	Retain 'key activity centre' definition as notified.
284.12	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of large format retail	Support	Support 'large format retail' definition.	Retain 'large format retail' definition as notified.
284.13	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of net density	Support	Support 'net density' definition.	Retain 'net density' definition as notified.
284.14	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of net floor area	Support	Support 'net floor area' definition.	Retain 'net floor area' definition as notified.
284.15	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of net site area	Support	Support 'net site area' definition.	Retain 'net site area' definition as notified.
284.16	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of notional boundary	Support	Support 'notional boundary' definition.	Retain 'notional boundary' definition as notified.
284.17	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of operational need	Support	Support 'operational need' definition.	Retain 'operational need' definition as notified.
284.18	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of parking area	Support	Support 'parking area' definition.	Retain 'parking area' definition as notified.
284.19	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of primary building frontage	Support	Support 'primary building frontage' definition.	Retain 'primary building frontage' definition as notified.
284.20	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of public transport facility	Support	Support 'public transport facility' definition.	Retain 'public transport facility' definition as notified.
284.21	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of residential activity	Support	Support 'residential activity' definition.	Retain 'residential activity' definition as notified.
284.22	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of residential unit	Support	Support 'residential unit' definition.	Retain 'residential unit' definition as notified.
284.23	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of retail activity	Support	Support 'retail activity' definition.	Retain 'retail activity' definition as notified.
284.24	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of retirement village	Support	Support 'retirement village' definition.	Retain 'retirement village' definition as notified.
284.25	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of reverse sensitivity	Support	Support 'reverse sensitivity' definition.	Retain 'reverse sensitivity' definition as notified.
284.26	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of sensitive activity	Support	Support 'sensitive activity' definition.	Retain 'sensitive activity' definition as notified.
284.27	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of sign	Support	Support 'sign' definition.	Retain 'sign' definition as notified.
284.28	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of site	Support	Supports 'site' definition.	Retain 'site' definition.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.29	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of supermarket	Support	Support 'supermarket' definition.	Retain 'supermarket' definition as notified.
284.30	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of temporary activity	Support	Support definition of 'temporary activity'.	Retain definition of 'temporary activity' as notified.
284.31	Novo Group - Jeremy Phillips	Definitions	Definitions	Definition of trade supplier	Support	Support 'trade supplier' definition.	Retain 'trade supplier' definition as notified.
284.32	Novo Group - Jeremy Phillips	SD - Rautaki ahunga - Strategic directions	Introduction	Introduction	Amend	Supports Strategic Directions overview, but seeks wording that Strategic Objectives should be expressly considered (to the extent relevant) for applications. From the submitter's experience with the Christchurch District Plan, there has been lack of certainty whether Strategic Objectives are a matter to be expressly considered for applications, or whether they are simply provisions given effect to by the objectives and policies in the balance of the District Plan which are not relevant to individual applications.	Amend the Strategic Directions 'interpretation and application of this chapter':  "...For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation, including the determination of resource consent applications. <u>For the avoidance of doubt, this means that for resource consent applications, the Strategic Objectives may require specific consideration and application to proposals, as a relevant consideration under section 104(1)(b)(vi).</u> ..."
284.33	Novo Group - Jeremy Phillips	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Support	Support SD-O2.	Retain SD-O2 as notified.
284.34	Novo Group - Jeremy Phillips	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Support	Support SD-O3.	Retain SD-O3 as notified.
284.35	Novo Group - Jeremy Phillips	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Support	Support SD-O4.	Retain SD-O4 as notified.
284.36	Novo Group - Jeremy Phillips	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O5	Support	Support SD-O5.	Retain SD-O5 as notified.
284.37	Novo Group - Jeremy Phillips	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O6	Support	Supports SD-O6.	Retain SD-O6 as notified.
284.38	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Support	Supports UFD-O2.	Retain UFD-O2 as notified.
284.39	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Support	Supports UFD-P1.	Retain UFD-P1 as notified.
284.40	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Support	Support UFD-P2.	Retain UFD-P2 as notified.
284.41	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Support	Support UFD-P3.	Retain UFD-P3 as notified.
284.42	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P4	Support	Supports UFD-P4.	Retain UFD-P4 as notified.
284.43	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Support	Supports UFD-P5.	Retain UFD-P5 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.44	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Support	Supports UFD-P6.	Retain UFD-P6 as notified.
284.45	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P7	Support	Supports UFD-P7.	Retain UFD-P7 as notified.
284.46	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Support	Supports UFD-P8.	Retain UFD-P8 as notified.
284.47	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P9	Support	Supports UFD-P9.	Retain UFD-P9 as notified.
284.48	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Support	Supports UFD-P10.	Retain UFD-P10 as notified.
284.49	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Objectives	TRAN-O1	Support	Supports TRAN-O1.	Retain TRAN-O1 as notified.
284.50	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Objectives	TRAN-O2	Support	Supports TRAN-O2.	Retain TRAN-O2 as notified.
284.51	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Objectives	TRAN-O3	Support	Supports TRAN-O3.	Retain TRAN-O3 as notified.
284.52	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Objectives	TRAN-O4	Support	Supports TRAN-O4.	Retain TRAN-O4 as notified.
284.53	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Objectives	TRAN-O5	Support	Supports TRAN-O5.	Retain TRAN-O5 as notified.
284.54	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P1	Support	Supports TRAN-P1.	Retain TRAN-P1 as notified.
284.55	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P2	Support	Supports TRAN-P2.	Retain TRAN-P2 as notified.
284.56	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P3	Support	Supports TRAN-P3.	Retain TRAN-P3 as notified.
284.57	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P4	Support	Supports TRAN-P4.	Retain TRAN-P4 as notified.
284.58	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P5	Support	Supports TRAN-P5.	Retain TRAN-P5 as notified.
284.59	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P6	Support	Supports TRAN-P6.	Retain TRAN-P6 as notified.
284.60	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P7	Support	Supports TRAN-P7.	Retain TRAN-P7 as notified.
284.61	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P8	Support	Supports TRAN-P8.	Retain TRAN-P8 as notified.
284.62	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P9	Support	Supports TRAN-P9.	Retain TRAN-P9 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.63	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P10	Support	Supports TRAN-P10.	Retain TRAN-P10 as notified.
284.64	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P11	Support	Supports TRAN-P11.	Retain TRAN-P11 as notified.
284.65	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P12	Support	Supports TRAN-P12.	Retain TRAN-P12 as notified.
284.66	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P13	Support	Supports TRAN-P13.	Retain TRAN-P13 as notified.
284.67	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P14	Support	Supports TRAN-P14.	Retain TRAN-P14 as notified.
284.68	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P15	Support	Supports TRAN-P15.	Retain TRAN-P15 as notified.
284.69	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Policies	TRAN-P16	Support	Supports TRAN-P16.	Retain TRAN-P16 as notified.
284.70	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R1	Support	Supports TRAN-R1.	Retain TRAN-R1 as notified.
284.71	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R2	Support	Supports TRAN-R2.	Retain TRAN-R2 as notified.
284.72	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R3	Support	Supports TRAN-R3.	Retain TRAN-R3 as notified.
284.73	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R4	Support	Supports TRAN-R4.	Retain TRAN-R4 as notified.
284.74	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R5	Support	Supports TRAN-R5.	Retain TRAN-R5 as notified.
284.75	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R6	Support	Supports TRAN-R6.	Retain TRAN-R6 as notified.
284.76	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R7	Support	Supports TRAN-R7.	Retain TRAN-R7 as notified.
284.77	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R8	Support	Supports TRAN-R8.	Retain TRAN-R8 as notified.
284.78	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R9	Support	Supports TRAN-R9.	Retain TRAN-R9 as notified.
284.79	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R10	Support	Supports TRAN-R10.	Retain TRAN-R10 as notified.
284.80	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R11	Support	Supports TRAN-R11.	Retain TRAN-R11 as notified.
284.81	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R12	Support	Supports TRAN-R12.	Retain TRAN-R12 as notified.
284.82	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R13	Support	Support TRAN-R13.	Retain TRAN-R13 as notified.
284.83	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R14	Support	Support TRAN-R14.	Retain TRAN-R14 as notified.
284.84	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R15	Support	Supports TRAN-R15.	Retain TRAN-R15 as notified.
284.85	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R16	Support	Supports TRAN-R16.	Retain TRAN-R16 as notified.
284.86	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R17	Support	Supports TRAN-R17.	Retain TRAN-R17 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.87	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R18	Support	Supports TRAN-R18.	Retain TRAN-R18 as notified.
284.88	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R19	Support	Supports TRAN-R19.	Retain TRAN-R19 as notified.
284.89	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R20	Support	Supports TRAN-R20.	Retain TRAN-R20 as notified.
284.90	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R21	Support	Supports TRAN-R21.	Retain TRAN-R21 as notified.
284.91	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R22	Support	Supports TRAN-R22.	Retain TRAN-R22 as notified.
284.92	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R23	Support	Supports TRAN-R23.	Retain TRAN-R23 as notified.
284.93	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S1	Support	Supports TRAN-S1.	Retain TRAN-S1 as notified.
284.94	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S2	Support	Supports TRAN-S2.	Retain TRAN-S2 as notified.
284.95	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S3	Support	Supports TRAN-S3.	Retain TRAN-S3 as notified.
284.96	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S4	Support	Supports TRAN-S4.	Retain TRAN-S4 as notified.
284.97	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S5	Support	Supports TRAN-S5.	Retain TRAN-S5 as notified.
284.98	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S6	Support	Supports TRAN-S6.	Retain TRAN-S6 as notified.
284.99	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S7	Support	Supports TRAN-S7.	Retain TRAN-S7 as notified.
284.100	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S8	Support	Supports TRAN-S8.	Retain TRAN-S8 as notified.
284.101	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S9	Support	Supports TRAN-S9.	Retain TRAN-S9 as notified.
284.102	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S10	Support	Supports TRAN-S10.	Retain TRAN-S10 as notified.
284.103	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S11	Support	Supports TRAN-S11.	Retain TRAN-S11 as notified.
284.104	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD1	Support	Supports TRAN-MD1.	Retain TRAN-MD1 as notified.
284.105	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD2	Support	Supports TRAN-MD2.	Retain TRAN-MD2 as notified.
284.106	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD3	Support	Supports TRAN-MD3.	Retain TRAN-MD3 as notified.
284.107	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD4	Support	Supports TRAN-MD4.	Retain TRAN-MD4 as notified.
284.108	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD5	Support	Supports TRAN-MD5.	Retain TRAN-MD5 as notified.
284.109	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD6	Support	Supports TRAN-MD6.	Retain TRAN-MD6 as notified.
284.110	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD7	Support	Supports TRAN-MD7.	Retain TRAN-MD7 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.111	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD8	Support	Supports TRAN-MD8.	Retain TRAN-MD8 as notified.
284.112	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD9	Support	Supports TRAN-MD9.	Retain TRAN-MD9 as notified.
284.113	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD10	Support	Supports TRAN-MD10.	Retain TRAN-MD10 as notified.
284.114	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD11	Support	Supports TRAN-MD11.	Retain TRAN-MD11 as notified.
284.115	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD12	Support	Supports TRAN-MD12.	Retain TRAN-MD12 as notified.
284.116	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD13	Support	Supports TRAN-MD13.	Retain TRAN-MD13 as notified.
284.117	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD14	Support	Supports TRAN-MD14.	Retain TRAN-MD14 as notified.
284.118	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD15	Support	Supports TRAN-MD15.	Retain TRAN-MD15 as notified.
284.119	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD16	Support	Supports TRAN-MD16.	Retain TRAN-MD16 as notified.
284.120	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD17	Support	Supports TRAN-MD17.	Retain TRAN-MD17 as notified.
284.121	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD18	Support	Supports TRAN-MD18.	Retain TRAN-MD18 as notified.
284.122	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD19	Support	Supports TRAN-MD19.	Retain TRAN-MD19 as notified.
284.123	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD20	Support	Supports TRAN-MD20.	Retain TRAN-MD20 as notified.
284.124	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD21	Support	Supports TRAN-MD21.	Retain TRAN-MD21 as notified.
284.125	Novo Group - Jeremy Phillips	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD22	Support	Supports TRAN-MD22.	Retain TRAN-MD22 as notified.
284.126	Novo Group - Jeremy Phillips	HS - Matu morearea - Hazardous substances	Objectives	HS-O1	Support	Supports HS-O1.	Retain HS-O1 as notified.
284.127	Novo Group - Jeremy Phillips	HS - Matu morearea - Hazardous substances	Objectives	HS-O2	Support	Supports HS-O2.	Retain HS-O2 as notified.
284.128	Novo Group - Jeremy Phillips	HS - Matu morearea - Hazardous substances	Policies	HS-P1	Support	Supports HS-P1.	Retain HS-P1 as notified.
284.129	Novo Group - Jeremy Phillips	HS - Matu morearea - Hazardous substances	Policies	HS-P2	Support	Supports HS-P2.	Retain HS-P2 as notified.
284.130	Novo Group - Jeremy Phillips	HS - Matu morearea - Hazardous substances	Policies	HS-P3	Support	Supports HS-P3.	Retain HS-P3 as notified.
284.131	Novo Group - Jeremy Phillips	HS - Matu morearea - Hazardous substances	Activity Rules	HS-R1	Support	Supports HS-R1.	Retain HS-R1 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.132	Novo Group - Jeremy Phillips	HS - Matu morearea - Hazardous substances	Activity Rules	HS-R2	Support	Supports HS-R2.	Retain HS-R2 as notified.
284.133	Novo Group - Jeremy Phillips	HS - Matu morearea - Hazardous substances	Activity Rules	HS-R3	Support	Supports HS-R3.	Retain HS-R3 as notified.
284.134	Novo Group - Jeremy Phillips	HS - Matu morearea - Hazardous substances	Matters of Discretion	HS-MD1	Support	Supports HS-MD1.	Retain HS-MD1 as notified.
284.135	Novo Group - Jeremy Phillips	CL - Whenua paitini - Contaminated land	Objective	CL-O1	Support	Supports CL-O1.	Retain CL-O1 as notified.
284.136	Novo Group - Jeremy Phillips	CL - Whenua paitini - Contaminated land	Policies	CL-P1	Support	Supports CL-P1.	Retain CL-P1 as notified.
284.137	Novo Group - Jeremy Phillips	CL - Whenua paitini - Contaminated land	Policies	CL-P2	Support	Supports CL-P2.	Retain CL-P2 as notified.
284.138	Novo Group - Jeremy Phillips	CL - Whenua paitini - Contaminated land	Policies	CL-P3	Support	Supports CL-P3.	Retain CL-P3 as notified.
284.139	Novo Group - Jeremy Phillips	CL - Whenua paitini - Contaminated land	Policies	CL-P4	Support	Supports CL-P4.	Retain CL-P4 as notified.
284.140	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Support	Supports NH-P1.	Retain NH-P1 as notified.
284.141	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P2	Support	Supports NH-P2.	Retain NH-P2 as notified.
284.142	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P3	Support	Supports NH-P3.	Retain NH-P3 as notified.
284.143	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P4	Support	Supports NH-P4.	Retain NH-P4 as notified.
284.144	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P5	Support	Supports NH-P5.	Retain NH-P5 as notified.
284.145	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P6	Support	Supports NH-P6.	Retain NH-P6 as notified.
284.146	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P7	Support	Supports NH-P7.	Retain NH-P7 as notified.
284.147	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P8	Support	Supports NH-P8.	Retain NH-P8 as notified.
284.148	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P9	Support	Supports NH-P9.	Retain NH-P9 as notified.
284.149	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P10	Support	Supports NH-P10.	Retain NH-P10 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.150	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P11	Support	Supports NH-P11.	Retain NH-P11 as notified.
284.151	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P12	Support	Supports NH-P12.	Retain NH-P12 as notified.
284.152	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Support	Supports NH-P13.	Retain NH-P13 as notified.
284.153	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P14	Support	Supports NH-P14.	Retain NH-P14 as notified.
284.154	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P15	Support	Supports NH-P15.	Retain NH-P15 as notified.
284.155	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P16	Support	Supports NH-P16.	Retain NH-P16 as notified.
284.156	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P17	Support	Supports NH-P17.	Retain NH-P17 as notified.
284.157	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P18	Support	Supports NH-P18.	Retain NH-P18 as notified.
284.158	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Policies	NH-P19	Support	Supports NH-P19.	Retain NH-P19 as notified.
284.159	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R1	Amend	Considers there is insufficient use of non-notification clauses within the natural hazards rules, where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification. Seeks Natural Hazards Chapter rules be provided with 'non-notification clauses' directing that applications under specific rules shall not be limited notified, on the basis of effects associated specifically with that rule.	Amend NH-R1 to include the following wording, or words to like effect:  "An application for a restricted discretionary activity under this rule is precluded from being <b>limited notified</b> or publicly notified., <del>but may be limited notified.</del> "
284.160	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Amend	Considers there is insufficient use of non-notification clauses within the natural hazards rules, where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification.	Amend NH-R2 to include the following:  "An application for a restricted discretionary activity under this rule is precluded from being <b>limited notified</b> or publicly notified., <del>but may be limited notified.</del> "
284.161	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R3	Amend	Considers there is insufficient use of non-notification clauses within the natural hazards rules, where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification.	Amend NH-R3 to include the following:  "An application for a restricted discretionary activity under this rule is precluded from being <b>limited notified</b> or publicly notified., <del>but may be limited notified.</del> "
284.162	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Amend	Considers there is insufficient use of non-notification clauses within the natural hazards rules, where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification.	Amend NH-R4 to include the following:  "An application for a restricted discretionary activity under this rule is precluded from being <b>limited notified</b> or publicly notified., <del>but may be limited notified.</del> "
284.163	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R5	Amend	Considers there is insufficient use of non-notification clauses within the natural hazards rules, where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification.	Amend NH-R5 to include the following:  "An application for a restricted discretionary activity under this rule is precluded from being <b>limited notified</b> or publicly notified., <del>but may be limited notified.</del> "
284.164	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Amend	Considers there is insufficient use of non-notification clauses within the natural hazards rules, where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification.	Amend NH-R6 to include the following:  "An application for a restricted discretionary activity under this rule is precluded from being <b>limited notified</b> or publicly notified., <del>but may be limited notified.</del> "
284.165	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R7	Amend	Considers there is insufficient use of non-notification clauses within the natural hazards rules, where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification.	Amend NH-R7 to include the following:  "An application for a restricted discretionary activity under this rule is precluded from being <b>limited notified</b> or publicly notified., <del>but may be limited notified.</del> "
284.173	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R15	Amend	Considers there is insufficient use of non-notification clauses within the natural hazards rules, where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification.	Amend NH-R15 to include the following:  "An application for a restricted discretionary activity under this rule is precluded from being <b>limited notified</b> or publicly notified., <del>but may be limited notified.</del> "

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.179	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R1	Support	Supports NH-R1.	Retain NH-R1 as notified.
284.180	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Support	Supports NH-R2.	Retain NH-R2 as notified.
284.181	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R3	Support	Supports NH-R3.	Retain NH-R3 as notified.
284.182	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Support	Supports NH-R4.	Retain NH-R4 as notified.
284.183	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R5	Support	Supports NH-R5.	Retain NH-R5 as notified.
284.184	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Support	Supports NH-R6.	Retain NH-R6 as notified.
284.185	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R7	Support	Supports NH-R7.	Retain NH-R7 as notified.
284.186	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R8	Support	Supports NH-R8.	Retain NH-R8 as notified.
284.187	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R9	Support	Supports NH-R9.	Retain NH-R9 as notified.
284.188	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R10	Support	Supports NH-R10.	Retain NH-R10 as notified.
284.189	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R11	Support	Supports NH-R11.	Retain NH-R11 as notified.
284.190	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R12	Support	Supports NH-R12.	Retain NH-R12 as notified.
284.191	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R13	Support	Supports NH-R13.	Retain NH-R13 as notified.
284.192	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R14	Support	Supports NH-R14.	Retain NH-R14 as notified.
284.193	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R15	Support	Supports NH-R15.	Retain NH-R15 as notified.
284.194	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R16	Support	Supports NH-R16.	Retain NH-R16 as notified.
284.195	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R17	Support	Supports NH-R17.	Retain NH-R17 as notified.
284.196	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R18	Support	Supports NH-R18.	Retain NH-R18 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.197	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R19	Support	Supports NH-R19.	Retain NH-R19 as notified.
284.198	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R20	Support	Supports NH-R20.	Retain NH-R20 as notified.
284.199	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Introduction	Introduction	Support	Supports the Subdivision Chapter Introduction.	Retain Subdivision Introduction as notified.
284.200	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Support	Supports SUB-O1.	Retain SUB-O1 as notified.
284.201	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O3	Support	Supports SUB-O3.	Retain SUB-O3 as notified.
284.202	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Support	Supports SUB-P1.	Retain SUB-P1 as notified.
284.203	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Support	Supports SUB-P2.	Retain SUB-P2 as notified.
284.204	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Support	Supports SUB-P3.	Retain SUB-P3 as notified.
284.205	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Policies	SUB-P4	Support	Supports SUB-P4.	Retain SUB-P4 as notified.
284.206	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Policies	SUB-P5	Support	Supports SUB-P5.	Retain SUB-P5 as notified.
284.207	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Support	Supports SUB-P6.	Retain SUB-P6 as notified.
284.208	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Support	Supports SUB-P7.	Retain SUB-P7 as notified.
284.209	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Support	Supports SUB-P8.	Retain SUB-P8 as notified.
284.210	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Policies	SUB-P9	Support	Supports SUB-P9.	Retain SUB-P9 as notified.
284.211	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Policies	SUB-P10	Support	Supports SUB-P10.	Retain SUB-P10 as notified.
284.212	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R1	Support	Supports SUB-R1.	Retain SUB-R1 as notified.
284.213	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Support	Supports SUB-R2.	Retain SUB-R2 as notified.
284.214	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R3	Support	Supports SUB-R3.	Retain SUB-R3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.215	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R4	Support	Supports SUB-R4.	Retain SUB-R4 as notified.
284.216	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R5	Support	Supports SUB-R5.	Retain SUB-R5 as notified.
284.217	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R6	Support	Supports SUB-R6.	Retain SUB-R6 as notified.
284.218	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R7	Support	Supports SUB-R7.	Retain SUB-R7 as notified.
284.219	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R8	Support	Supports SUB-R8.	Retain SUB-R8 as notified.
284.220	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R9	Support	Supports SUB-R9.	Retain SUB-R9 as notified.
284.221	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Support	Supports SUB-R10.	Retain SUB-R10 as notified.
284.222	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R11	Support	Supports SUB-R11.	Retain SUB-R11 as notified.
284.223	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Support	Supports SUB-S1.	Retain SUB-S1 as notified.
284.224	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S2	Support	Supports SUB-S2.	Retain SUB-S2 as notified.
284.225	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Support	Supports SUB-S3.	Retain SUB-S3 as notified.
284.226	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Support	Supports SUB-S4.	Retain SUB-S4 as notified.
284.227	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S5	Support	Supports SUB-S5.	Retain SUB-S5 as notified.
284.228	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S6	Support	Supports SUB-S6.	Retain SUB-S6 as notified.
284.229	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S7	Support	Supports SUB-S7.	Retain SUB-S7 as notified.
284.230	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S8	Support	Supports SUB-S8.	Retain SUB-S8 as notified.
284.231	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S9	Support	Supports SUB-S9.	Retain SUB-S9 as notified.
284.232	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S10	Support	Supports SUB-S10.	Retain SUB-S10 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.233	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S11	Support	Supports SUB-S11.	Retain SUB-S11 as notified.
284.234	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S12	Support	Supports SUB-S12.	Retain SUB-S12 as notified.
284.235	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S13	Support	Supports SUB-S13.	Retain SUB-S13 as notified.
284.236	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S14	Support	Support SUB-S14.	Retain SUB-S14 as notified.
284.237	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S15	Support	Support SUB-S15.	Retain SUB-S15 as notified.
284.238	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S16	Support	Support SUB-S16.	Retain SUB-S16 as notified.
284.239	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S17	Support	Supports SUB-S17.	Retain SUB-S17 as notified.
284.240	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD1	Support	Support SUB-MCD1.	Retain SUB-MCD1 as notified.
284.241	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD2	Support	Support SUB-MCD2.	Retain SUB-MCD2 as notified.
284.242	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD3	Support	Support SUB-MCD3.	Retain SUB-MCD3 as notified.
284.243	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD4	Support	Support SUB-MCD4.	Retain SUB-MCD4 as notified.
284.244	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD5	Support	Support SUB-MCD5.	Retain SUB-MCD5 as notified.
284.245	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD6	Support	Support SUB-MCD6.	Retain SUB-MCD6 as notified.
284.246	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD7	Support	Support SUB-MCD7.	Retain SUB-MCD7 as notified.
284.247	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD8	Support	Support SUB-MCD8.	Retain SUB-MCD8 as notified.
284.248	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD9	Support	Support SUB-MCD9.	Retain SUB-MCD9 as notified.
284.249	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD10	Support	Support SUB-MCD10.	Retain SUB-MCD10 as notified.
284.250	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD11	Support	Support SUB-MCD11.	Retain SUB-MCD11 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.251	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD12	Support	Support SUB-MCD12.	Retain SUB-MCD12 as notified.
284.252	Novo Group - Jeremy Phillips	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD13	Support	Supports SUB-MCD13.	Retain SUB-MCD13 as notified.
284.253	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Introduction	Introduction	Support	Generally support the introduction to Earthworks Chapter.	Retain introduction to Earthworks Chapter.
284.254	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Objectives	EW-O1	Amend	Generally support EW-O1 with amendment.	Amend EW-O1:  "Earthworks are undertaken in a manner that <u>avoids significant and manages other minimises</u> adverse effects on the surrounding environment."
284.255	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Policies	EW-P1	Support	Support EW-P1.	Retain EW-P1 as notified.
284.256	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Policies	EW-P2	Support	Support EW-P2.	Retain EW-P2 as notified.
284.257	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Policies	EW-P3	Support	Support EW-P3.	Retain EW-P3 as notified.
284.258	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Policies	EW-P4	Support	Support EW-P4.	Retain EW-P4 as notified.
284.259	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Policies	EW-P5	Support	Support EW-P5.	Retain EW-P5 as notified.
284.260	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Policies	EW-P6	Support	Support EW-P6.	Retain EW-P6 as notified.
284.261	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R1	Support	Support EW-R1.	Retain EW-R1 as notified.
284.262	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R2	Support	Supports EW-R2.	Retain EW-R2 as notified.
284.263	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R3	Support	Supports EW-R3.	Retain EW-R3 as notified.
284.264	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R4	Support	Support EW-R4.	Retain EW-R4 as notified.
284.265	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R5	Support	Support EW-R5.	Retain EW-R5 as notified.
284.266	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R6	Support	Support EW-R6.	Retain EW-R6 as notified.
284.267	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R7	Support	Support EW-R7.	Retain EW-R7 as notified.
284.268	Novo Group - Jeremy Phillips	EW - Ketuketū whenua - Earthworks	Activity Rules	EW-R8	Support	Support EW-R8.	Retain EW-R8 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.269	Novo Group - Jeremy Phillips	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R9	Support	Support EW-R9.	Retain EW-R9 as notified.
284.270	Novo Group - Jeremy Phillips	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R10	Support	Support EW-R10.	Retain EW-R10 as notified.
284.271	Novo Group - Jeremy Phillips	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R11	Support	Support EW-R11.	Retain EW-R11 as notified.
284.272	Novo Group - Jeremy Phillips	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S1	Support	Support EW-S1.	Retain EW-S1 as notified.
284.273	Novo Group - Jeremy Phillips	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S2	Support	Support EW-S2.	Retain EW-S2 as notified.
284.274	Novo Group - Jeremy Phillips	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S3	Support	Support EW-S3.	Retain EW-S3 as notified.
284.275	Novo Group - Jeremy Phillips	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S4	Support	Support EW-S4.	Retain EW-S4 as notified.
284.276	Novo Group - Jeremy Phillips	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S5	Support	Support EW-S5.	Retain EW-S5 as notified.
284.277	Novo Group - Jeremy Phillips	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S6	Support	Support EW-S6.	Retain EW-S6 as notified.
284.278	Novo Group - Jeremy Phillips	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S7	Support	Support EW-S7.	Retain EW-S7 as notified.
284.279	Novo Group - Jeremy Phillips	LIGHT - Turamarama - Light	Objectives	LIGHT-O1	Support	Support LIGHT-O1.	Retain LIGHT-O1 as notified.
284.280	Novo Group - Jeremy Phillips	LIGHT - Turamarama - Light	Objectives	LIGHT-O2	Support	Supports LIGHT-O2.	Retain LIGHT-O2 as notified.
284.281	Novo Group - Jeremy Phillips	LIGHT - Turamarama - Light	Policies	LIGHT-P1	Support	Support LIGHT-P1.	Retain LIGHT-P1 as notified.
284.282	Novo Group - Jeremy Phillips	LIGHT - Turamarama - Light	Policies	LIGHT-P2	Support	Support LIGHT-P2.	Retain LIGHT-P2 as notified.
284.283	Novo Group - Jeremy Phillips	LIGHT - Turamarama - Light	Activity Rules	LIGHT-R1	Support	Support LIGHT-R1.	Retain LIGHT-R1 as notified.
284.284	Novo Group - Jeremy Phillips	LIGHT - Turamarama - Light	Activity Rules	LIGHT-R2	Support	Support LIGHT-R2.	Retain LIGHT-R2 as notified.
284.285	Novo Group - Jeremy Phillips	LIGHT - Turamarama - Light	Activity Rules	LIGHT-R3	Support	Support LIGHT-R3.	Retain LIGHT-R3 as notified.
284.286	Novo Group - Jeremy Phillips	LIGHT - Turamarama - Light	Light standards	LIGHT-S1	Support	Support LIGHT-S1.	Retain LIGHT-S1 as notified.
284.287	Novo Group - Jeremy Phillips	LIGHT - Turamarama - Light	Light standards	LIGHT-S2	Support	Support LIGHT-S2.	Retain LIGHT-S2 as notified.
284.288	Novo Group - Jeremy Phillips	LIGHT - Turamarama - Light	Matters of Discretion	LIGHT-MD1	Support	Support LIGHT-MD1.	Retain LIGHT-MD1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.289	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Introduction	Introduction	Support	Generally support introduction to Noise Chapter.	Retain introduction to Noise Chapter as notified.
284.290	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Objectives	NOISE-O1	Support	Support NOISE-O1.	Retain NOISE-O1 as notified.
284.291	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Objectives	NOISE-O3	Support	Support NOISE-O3.	Retain NOISE-O3 as notified.
284.292	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Policies	NOISE-P1	Support	Support NOISE-P1.	Retain NOISE-P1 as notified.
284.293	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Policies	NOISE-P2	Support	Support NOISE-P2.	Retain NOISE-P2 as notified.
284.294	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Policies	NOISE-P3	Support	Support NOISE-P3.	Retain NOISE-P3 as notified.
284.295	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Policies	NOISE-P4	Support	Support NOISE-P4.	Retain NOISE-P4 as notified.
284.296	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Policies	NOISE-P5	Support	Support NOISE-P5.	Retain NOISE-P5 as notified.
284.297	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R1	Support	Support NOISE-R1.	Retain NOISE-R1 as notified.
284.298	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R2	Support	Support NOISE-R2.	Retain NOISE-R2 as notified.
284.299	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R3	Support	Support NOISE-R3.	Retain NOISE-R3 as notified.
284.300	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R4	Support	Support NOISE-R4.	Retain NOISE-R4 as notified.
284.301	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R5	Support	Support NOISE-R5.	Retain NOISE-R5 as notified.
284.302	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R6	Support	Support NOISE-R6.	Retain NOISE-R6 as notified.
284.303	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R7	Support	Support NOISE-R7.	Retain NOISE-R7 as notified.
284.304	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R8	Support	Support NOISE-R8.	Retain NOISE-R8 as notified.
284.305	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R9	Support	Support NOISE-R9.	Retain NOISE-R9 as notified.
284.306	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R10	Support	Support NOISE-R10.	Retain NOISE-R10 as notified.
284.307	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R11	Support	Support NOISE-R11.	Retain NOISE-R11 as notified.
284.308	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R12	Support	Support NOISE-R12.	Retain NOISE-R12 as notified.
284.309	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R13	Support	Support NOISE-R13.	Retain NOISE-R13 as notified.
284.310	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R14	Support	Support NOISE-R14.	Retain NOISE-R14 as notified.
284.311	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R15	Support	Support NOISE-R15.	Retain NOISE-R15 as notified.
284.312	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R16	Support	Support NOISE-R16.	Retain NOISE-R16 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.313	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R17	Support	Support NOISE-R17.	Retain NOISE-R17 as notified.
284.314	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R18	Support	Support NOISE-R18.	Retain NOISE-R18 as notified.
284.315	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R19	Support	Support NOISE-R19.	Retain NOISE-R19 as notified.
284.316	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R20	Support	Support NOISE-R20.	Retain NOISE-R20 as notified.
284.317	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R21	Support	Support NOISE-R21.	Retain NOISE-R21 as notified.
284.318	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R22	Support	Support NOISE-R22.	Retain NOISE-R22 as notified.
284.319	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Activity Rules	NOISE-R22	Support	Support NOISE-R22.	Retain NOISE-R22 as notified.
284.320	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD1	Support	Support NOISE-MD1.	Retain NOISE-MD1 as notified.
284.321	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD2	Support	Support NOISE-MD2.	Retain NOISE-MD2 as notified.
284.322	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD3	Support	Support NOISE-MD3.	Retain NOISE-MD3 as notified.
284.323	Novo Group - Jeremy Phillips	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD4	Support	Support NOISE-MD4.	Retain NOISE-MD4 as notified.
284.324	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Introduction	Introduction	Support	Supports Sign Introduction.	Retain Sign Introduction as notified.
284.325	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Objectives	SIGN-O1	Support	Supports SIGN-O1.	Retain SIGN-O1 as notified.
284.326	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Policies	SIGN-P1	Support	Supports SIGN-P1.	Retain SIGN-P1 as notified.
284.327	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Policies	SIGN-P2	Support	Supports SIGN-P2.	Retain SIGN-P2 as notified.
284.328	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Policies	SIGN-P3	Support	Supports SIGN-P3.	Retain SIGN-P3 as notified.
284.329	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Policies	SIGN-P4	Support	Supports SIGN-P4.	Retain SIGN-P4 as notified.
284.330	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Policies	SIGN-P5	Support	Supports SIGN-P5.	Retain SIGN-P5 as notified.
284.331	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R1	Support	Supports SIGN-R1.	Retain SIGN-R1 as notified.
284.332	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R2	Support	Supports SIGN-R2.	Retain SIGN-R2 as notified.
284.333	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R3	Support	Supports SIGN-R3.	Retain SIGN-R3 as notified.
284.334	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R4	Support	Supports SIGN-R4.	Retain SIGN-R4 as notified.
284.335	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R5	Support	Supports SIGN-R5.	Retain SIGN-R5 as notified.
284.336	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R6	Support	Supports SIGN-R6.	Retain SIGN-R6 as notified.
284.337	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R7	Support	Supports SIGN-R7.	Retain SIGN-R7 as notified.
284.338	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R8	Support	Supports SIGN-R8.	Retain SIGN-R8 as notified.
284.339	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R9	Support	Supports SIGN-R9.	Retain SIGN-R9 as notified.
284.340	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S1	Support	Supports SIGN-S1.	Retain SIGN-S1 as notified.
284.341	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S2	Support	Supports SIGN-S2.	Retain SIGN-S2 as notified.
284.342	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S3	Support	Supports SIGN-S3.	Retain SIGN-S3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.343	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S4	Support	Supports SIGN-S4.	Retain SIGN-S4 as notified.
284.344	Novo Group - Jeremy Phillips	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S5	Support	Supports SIGN-S5.	Retain SIGN-S5 as notified.
284.345	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Support	Supports UFD-O1.	Retain UFD-O1 as notified.
284.346	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Support	Supports UFD-O2.	Retain UFD-O2 as notified.
284.347	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Support	Supports UFD-P1.	Retain UFD-P1 as notified.
284.348	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Support	Supports UFD-P2.	Retain UFD-P2 as notified.
284.349	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Support	Supports UFD-P3.	Retain UFD-P3 as notified.
284.350	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P4	Support	Supports UFD-P4.	Retain UFD-P4 as notified.
284.351	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Support	Supports UFD-P5.	Retain UFD-P5 as notified.
284.352	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Support	Supports UFD-P6.	Retain UFD-P6 as notified.
284.353	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P7	Support	Supports UFD-P7.	Retain UFD-P7 as notified.
284.354	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Support	Supports UFD-P8.	Retain UFD-P8 as notified.
284.355	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P9	Support	Supports UFD-P9.	Retain UFD-P9 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.356	Novo Group - Jeremy Phillips	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Support	Supports UFD-P10.	Retain UFD-P10 as notified.
284.357	Novo Group - Jeremy Phillips	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O1	Support	Supports CMUZ-O1.	Retain CMUZ-O1 as notified.
284.358	Novo Group - Jeremy Phillips	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O2	Support	Supports CMUZ-O2.	Retain CMUZ-O2 as notified.
284.359	Novo Group - Jeremy Phillips	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P1	Support	Supports CMUZ-P1.	Retain CMUZ-P1 as notified.
284.360	Novo Group - Jeremy Phillips	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P2	Support	Supports CMUZ-P2.	Retain CMUZ-P2 as notified.
284.361	Novo Group - Jeremy Phillips	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P3	Support	Supports CMUZ-P3.	Retain CMUZ-P3 as notified.
284.362	Novo Group - Jeremy Phillips	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P4	Support	Supports CMUZ-P4.	Retain CMUZ-P4 as notified.
284.363	Novo Group - Jeremy Phillips	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P5	Support	Supports CMUZ-P5.	Retain CMUZ-P5 as notified.
284.364	Novo Group - Jeremy Phillips	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P6	Support	Supports CMUZ-P6.	Retain CMUZ-P6 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.365	Novo Group - Jeremy Phillips	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P7	Support	Supports CMUZ-P7.	Retain CMUZ-P7 as notified.
284.366	Novo Group - Jeremy Phillips	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P8	Support	Supports CMUZ-P8.	Retain CMUZ-P8 as notified.
284.367	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD1	Support	Supports CMUZ-MD1.	Retain CMUZ-MD1 as notified.
284.368	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD2	Support	Supports CMUZ-MD2.	Retain CMUZ-MD2 as notified.
284.369	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD3	Support	Supports CMUZ-MD3.	Retain CMUZ-MD3 as notified.
284.370	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD4	Support	Supports CMUZ-MD4.	Retain CMUZ-MD4 as notified.
284.371	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD5	Support	Supports CMUZ-MD5.	Retain CMUZ-MD5 as notified.
284.372	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD6	Support	Supports CMUZ-MD6.	Retain CMUZ-MD6 as notified.
284.373	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD7	Support	Supports CMUZ-MD7.	Retain CMUZ-MD7 as notified.
284.374	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD8	Support	Supports CMUZ-MD8.	Retain CMUZ-MD8 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.375	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD9	Support	Supports CMUZ-MD9.	Retain CMUZ-MD9 as notified.
284.376	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD10	Support	Supports CMUZ-MD10.	Retain CMUZ-MD10 as notified.
284.377	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD11	Support	Supports CMUZ-MD11.	Retain CMUZ-MD11 as notified.
284.378	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD12	Support	Supports CMUZ-MD12.	Retain CMUZ-MD12 as notified.
284.379	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD13	Support	Supports CMUZ-MD13.	Retain CMUZ-MD13 as notified.
284.380	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD14	Support	Supports CMUZ-MD14.	Retain CMUZ-MD14 as notified.
284.381	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD15	Support	Supports CMUZ-MD15.	Retain CMUZ-MD15 as notified.
284.382	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD16	Support	Supports CMUZ-MD16.	Retain CMUZ-MD16 as notified.
284.383	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD17	Support	Supports CMUZ-MD17.	Retain CMUZ-MD17 as notified.
284.384	Novo Group - Jeremy Phillips	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD18	Support	Supports CMUZ-MD18.	Retain CMUZ-MD18 as notified.
284.385	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Objectives	NCZ-O1	Support	Supports NCZ-O1.	Retain NCZ-O1 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.386	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P1	Support	Supports NCZ-P1.	Retain NCZ-P1 as notified.
284.387	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R1	Support	Supports NCZ-R1.	Retain NCZ-R1 as notified.
284.388	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R2	Support	Supports NCZ-R2.	Retain NCZ-R2 as notified.
284.389	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R3	Support	Supports NCZ-R3.	Retain NCZ-R3 as notified.
284.390	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R4	Support	Supports NCZ-R4.	Retain NCZ-R4 as notified.
284.391	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R5	Support	Supports NCZ-R5.	Retain NCZ-R5 as notified.
284.392	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R6	Support	Support NCZ-R6.	Retain NCZ-R6 as notified.
284.393	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R7	Support	Supports NCZ-R7.	Retain NCZ-R7 as notified.
284.394	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R8	Support	Supports NCZ-R8.	Retain NCZ-R8 as notified.
284.395	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R9	Support	Support NCZ-R9.	Retain NCZ-R9 as notified.
284.396	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R10	Support	Support NCZ-R10.	Retain NCZ-R10 as notified.
284.397	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R11	Support	Supports NCZ-R11.	Retain NCZ-R11 as notified.
284.398	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R12	Support	Supports NCZ-R12.	Retain NCZ-R12 as notified.
284.399	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R13	Support	Supports NCZ-R13.	Retain NCZ-R13 as notified.
284.400	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R14	Support	Supports NCZ-R14.	Retain NCZ-R14 as notified.
284.401	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R15	Support	Supports NCZ-R15.	Retain NCZ-R15 as notified.
284.402	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R16	Support	Supports NCZ-R16.	Retain NCZ-R16 as notified.
284.403	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R17	Support	Supports NCZ-R17.	Retain NCZ-R17 as notified.
284.404	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R18	Support	Supports NCZ-R18.	Retain NCZ-R18 as notified.
284.405	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R19	Support	Supports NCZ-R19.	Retain NCZ-R19 as notified.
284.406	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS1	Support	Supports NCZ-BFS1.	Retain NCZ-BFS1 as notified.
284.407	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R2	Support	Supports NCZ-R2.	Retain NCZ-R2 as notified.
284.408	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R3	Support	Supports NCZ-R3.	Retain NCZ-R3 as notified.
284.409	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS4	Support	Supports NCZ-BFS4.	Retain NCZ-BFS4 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.410	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS5	Support	Supports NCZ-BFS5.	Retain NCZ-BFS5 as notified.
284.411	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS6	Support	Supports NCZ-BFS6.	Retain NCZ-BFS6 as notified.
284.412	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS7	Support	Supports NCZ-BFS7.	Retain NCZ-BFS7 as notified.
284.413	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS8	Support	Supports NCZ-BFS8.	Retain NCZ-BFS8 as notified.
284.414	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS9	Support	Supports NCZ-BFS9.	Retain NCZ-BFS9 as notified.
284.415	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS10	Support	Supports NCZ-BFS10.	Retain NCZ-BFS10 as notified.
284.416	Novo Group - Jeremy Phillips	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS11	Support	Supports NCZ-BFS11.	Retain NCZ-BFS11 as notified.
284.417	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Objectives	LCZ-O1	Support	Supports LCZ-O1.	Retain LCZ-O1 as notified.
284.418	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Policies	LCZ-P1	Support	Supports LCZ-P1.	Retain LCZ-P1 as notified.
284.419	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R1	Support	Support LCZ-R1.	Retain LCZ-R1 as notified.
284.420	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R2	Support	Supports LCZ-R2.	Retain LCZ-R2 as notified.
284.421	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R3	Support	Supports LCZ-R3.	Retain LCZ-R3 as notified.
284.422	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R4	Support	Supports LCZ-R4.	Retain LCZ-R4 as notified.
284.423	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R5	Support	Supports LCZ-R5.	Retain LCZ-R5 as notified.
284.424	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R6	Support	Supports LCZ-R6.	Retain LCZ-R6 as notified.
284.425	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R7	Support	Supports LCZ-R7.	Retain LCZ-R7 as notified.
284.426	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R8	Support	Supports LCZ-R8.	Retain LCZ-R8 as notified.
284.427	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R9	Support	Supports LCZ-R9.	Retain LCZ-R9 as notified.
284.428	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R10	Support	Supports LCZ-R10.	Retain LCZ-R10 as notified.
284.429	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R11	Support	Supports LCZ-R11.	Retain LCZ-R11 as notified.
284.430	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R12	Support	Supports LCZ-R12.	Retain LCZ-R12 as notified.
284.431	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R13	Support	Supports LCZ-R13.	Retain LCZ-R13 as notified.
284.432	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R14	Support	Supports LCZ-R14.	Retain LCZ-R14 as notified.
284.433	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R15	Support	Supports LCZ-R15.	Retain LCZ-R15 as notified.
284.434	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R16	Support	Supports LCZ-R16.	Retain LCZ-R16 as notified.
284.435	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R17	Support	Supports LCZ-R17.	Retain LCZ-R17 as notified.
284.436	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R18	Support	Supports LCZ-R18.	Retain LCZ-R18 as notified.
284.437	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R19	Support	Supports LCZ-R19.	Retain LCZ-R19 as notified.
284.438	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R20	Support	Supports LCZ-R20.	Retain LCZ-R20 as notified.
284.439	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R21	Support	Supports LCZ-R21.	Retain LCZ-R21 as notified.
284.440	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R22	Support	Supports LCZ-R22.	Retain LCZ-R22 as notified.
284.441	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R23	Support	Supports LCZ-R23.	Retain LCZ-R23 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.442	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R24	Support	Supports LCZ-R24.	Retain LCZ-R24 as notified.
284.443	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R25	Support	Supports LCZ-R25.	Retain LCZ-R25 as notified.
284.444	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Activity Rules	LCZ-R26	Support	Supports LCZ-R26.	Retain LCZ-R26 as notified.
284.445	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS1	Support	Supports LCZ-BFS1.	Retain LCZ-BFS1 as notified.
284.446	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS2	Support	Supports LCZ-BFS2.	Retain LCZ-BFS2 as notified.
284.447	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS3	Support	Supports LCZ-BFS3.	Retain LCZ-BFS3 as notified.
284.448	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS4	Support	Supports LCZ-BFS4.	Retain LCZ-BFS4 as notified.
284.449	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS5	Support	Supports LCZ-BFS5.	Retain LCZ-BFS5 as notified.
284.450	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS6	Support	Supports LCZ-BFS6.	Retain LCZ-BFS6 as notified.
284.451	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS7	Support	Supports LCZ-BFS7.	Retain LCZ-BFS7 as notified.
284.452	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS8	Support	Supports LCZ-BFS8.	Retain LCZ-BFS8 as notified.
284.453	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS9	Support	Supports LCZ-BFS9.	Retain LCZ-BFS9 as notified.
284.454	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS10	Support	Supports LCZ-BFS10.	Retain LCZ-BFS10 as notified.
284.455	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS11	Support	Supports LCZ-BFS11.	Retain LCZ-BFS11 as notified.
284.456	Novo Group - Jeremy Phillips	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS12	Support	Supports LCZ-BFS12.	Retain LCZ-BFS12 as notified.
284.457	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Objectives	LFRZ-O1	Support	Supports LFRZ-O1.	Retain LFRZ-O1 as notified.
284.458	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Policies	LFRZ-P1	Support	Supports LFRZ-P1.	Retain LFRZ-P1 as notified.
284.459	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R1	Support	Supports LFRZ-R1.	Retain LFRZ-R1 as notified.
284.460	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R2	Support	Supports LFRZ-R2.	Retain LFRZ-R2 as notified.
284.461	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R3	Support	Supports LFRZ-R3.	Retain LFRZ-R3 as notified.
284.462	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R4	Support	Supports LFRZ-R4.	Retain LFRZ-R4 as notified.
284.463	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R5	Support	Supports LFRZ-R5.	Retain LFRZ-R5 as notified.
284.464	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R6	Support	Supports LFRZ-R6.	Retain LFRZ-R6 as notified.
284.465	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R7	Support	Supports LFRZ-R7.	Retain LFRZ-R7 as notified.
284.466	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R8	Support	Supports LFRZ-R8.	Retain LFRZ-R8 as notified.
284.467	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R9	Support	Support LFRZ-R9.	Retain LFRZ-R9 as notified.
284.468	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R10	Support	Supports LFRZ-R10.	Retain LFRZ-R10 as notified.
284.469	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R11	Support	Supports LFRZ-R11.	Retain LFRZ-R11 as notified.
284.470	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R12	Support	Supports LFRZ-R12.	Retain LFRZ-R12 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.471	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R13	Support	Supports LFRZ-R13.	Retain LFRZ-R13 as notified.
284.472	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R14	Support	Supports LFRZ-R14.	Retain LFRZ-R14 as notified.
284.473	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R15	Support	Supports LFRZ-R15.	Retain LFRZ-R15 as notified.
284.474	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R16	Support	Supports LFRZ-R16.	Retain LFRZ-R16 as notified.
284.475	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R17	Support	Supports LFRZ-R17.	Retain LFRZ-R17 as notified.
284.476	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R18	Support	Supports LFRZ-R18.	Retain LFRZ-R18 as notified.
284.477	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R19	Support	Supports LFRZ-R19.	Retain LFRZ-R19 as notified.
284.478	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R20	Support	Supports LFRZ-R20.	Retain LFRZ-R20 as notified.
284.479	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R21	Support	Supports LFRZ-R21.	Retain LFRZ-R21 as notified.
284.480	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R22	Support	Supports LFRZ-R22.	Retain LFRZ-R22 as notified.
284.481	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R23	Support	Supports LFRZ-R23.	Retain LFRZ-R23 as notified.
284.482	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R24	Support	Supports LFRZ-R24.	Retain LFRZ-R24 as notified.
284.483	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R25	Support	Supports LFRZ-R25.	Retain LFRZ-R25 as notified.
284.484	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R26	Support	Supports LFRZ-R26.	Retain LFRZ-R26 as notified.
284.485	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS1	Support	Supports LFRZ-BFS1.	Retain LFRZ-BFS1 as notified.
284.486	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS2	Support	Supports LFRZ-BFS2.	Retain LFRZ-BFS2 as notified.
284.487	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS3	Support	Supports LFRZ-BFS3.	Retain LFRZ-BFS3 as notified.
284.488	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS4	Support	Supports LFRZ-BFS4.	Retain LFRZ-BFS4 as notified.
284.489	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS5	Support	Supports LFRZ-BFS5.	Retain LFRZ-BFS5 as notified.
284.490	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS6	Support	Supports LFRZ-BFS6.	Retain LFRZ-BFS6 as notified.
284.491	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS7	Support	Supports LFRZ-BFS7.	Retain LFRZ-BFS7 as notified.
284.492	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS8	Support	Support LFRZ-BFS8.	Retain LFRZ-BFS8 as notified.
284.493	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS9	Support	Support LFRZ-BFS9.	Retain LFRZ-BFS9 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.494	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Policies	LFRZ-P1	Amend	The definition of 'large format retail' includes supermarkets and department stores but LFRZ-P1 excludes supermarkets and department stores. Submitter has resource consent to construct both a department store and supermarket at Waimak Junction in Kaiapoi, and supermarkets and department stores should be provided for in LFRZ-P1.	Amend LFRZ-P1:  "Provide for commercial activities within <u>the Large Format Retail Zone at Smith Street, Kaiapoi</u> , that are difficult to accommodate within commercial centres due to their scale or functional requirements, while; 1. avoiding small scale retailing, offices, <del>and</del> community facilities, <del>new supermarkets and department stores</del> to ensure activities in the zone do not compromise the role and function of Town Centres and the efficient use and investment in Town and Local Centre public amenities and facilities; 2. <u>requiring any and all retail has a minimum GFA of 450m<sup>2</sup></u> ..."
284.495	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R2	Amend	The definition of 'large format retail' includes supermarkets and department stores but LFRZ-R2 excludes supermarkets and department stores. The submitter has resource consent to construct both a department store and supermarket at Waimak Junction in Kaiapoi and seeks that any large format retail (including supermarkets and department stores) be permitted.	Amend LFRZ-R2:  " <del>This rule does not apply to department store provided for under LFRZ-R16; or any supermarket provided for under LFRZ-R19.</del>  1 <u>requiring any and all retail has a minimum GFA of 450m<sup>2</sup></u> ."
284.496	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R3	Support	Support LFRZ-R3.	Retain LFRZ-R3 as notified.
284.497	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R4	Support	Support LFRZ-R4.	Retain LFRZ-R4 as notified.
284.498	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R5	Support	Support LFRZ-R5.	Retain LFRZ-R5 as notified.
284.499	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R6	Support	Support LFRZ-R6.	Retain LFRZ-R6 as notified.
284.500	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R7	Support	Support LFRZ-R7.	Retain LFRZ-R7 as notified.
284.501	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R8	Support	Support LFRZ-R8.	Retain LFRZ-R8 as notified.
284.502	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R9	Amend	LFRZ-R9 is impractical as food tenancies are best located together, to enable a range of choices within close proximity of one another, rather than separated by a minimum of 50m.	Amend LFRZ-R9: "... 1. the activity shall occupy a maximum of 150m <sup>2</sup> GFA; <del>2. the activity shall not be located within 50m of another food and beverage outlet.</del> "
284.503	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS1	Support	Support LFRZ-BFS1.	Retain LFRZ-BFS1 as notified.
284.504	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS2	Support	Support LFRZ-BFS2.	Retain LFRZ-BFS2 as notified.
284.505	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS3	Amend	The 10m setback for outdoor storage is acceptable if suitably screened to enable better use of the site and improve amenity values along sensitive boundaries.	Amend LFRZ-BFS3: "... 2. In the Large Format Retail Zone at Smith Street, Kaiapoi, <u>1.8m high screened</u> outdoor storage area shall <del>not</del> be located within the 10m building setback."
284.506	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS4	Support	Support LFRZ-BFS4.	Retain LFRZ-BFS4 as notified.
284.507	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS5	Support	Support LFRZ-BFS5.	Retain LFRZ-BFS5 as notified.
284.508	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS6	Amend	10m setback for outdoor storage is acceptable providing it is suitably screened to enable better use of the site and improve amenity.	Amend LFRZ-BFS6: "... 2. In the Large Format Retail Zone at Smith Street, Kaiapoi, <u>any 1.8m high screened</u> outdoor storage area shall <del>not</del> be located within the building setback."
284.509	Novo Group - Jeremy Phillips	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS8	Support	Support LFRZ-BFS8.	Retain LFRZ-BFS8 as notified.
284.510	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Objectives	TCZ-O1	Support	Support TCZ-O1.	Retain TCZ-O1 as notified.
284.511	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Policies	TCZ-P1	Support	Support TCZ-P1.	Retain TCZ-P1 as notified.
284.512	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Policies	TCZ-P2	Support	Support TCZ-P2.	Retain TCZ-P2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.513	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Policies	TCZ-P3	Support	Support TCZ-P3.	Retain TCZ-P3 as notified.
284.514	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R1	Support	Support TCZ-R1.	Retain TCZ-R1 as notified.
284.515	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R2	Support	Support TCZ-R2.	Retain TCZ-R2 as notified.
284.516	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R3	Support	Support TCZ-R3.	Retain TCZ-R3 as notified.
284.517	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R4	Support	Support TCZ-R4.	Retain TCZ-R4 as notified.
284.518	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R5	Support	Support TCZ-R5.	Retain TCZ-R5 as notified.
284.519	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R6	Support	Support TCZ-R6.	Retain TCZ-R6 as notified.
284.520	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R7	Support	Support TCZ-R7.	Retain TCZ-R7 as notified.
284.521	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R8	Support	Support TCZ-R8.	Retain TCZ-R8 as notified.
284.522	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R9	Support	Support TCZ-R9.	Retain TCZ-R9 as notified.
284.523	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R10	Support	Support TCZ-R10.	Retain TCZ-R10 as notified.
284.524	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R11	Support	Support TCZ-R11.	Retain TCZ-R11 as notified.
284.525	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R12	Support	Support TCZ-R12.	Retain TCZ-R12 as notified.
284.526	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R13	Support	Support TCZ-R13.	Retain TCZ-R13 as notified.
284.527	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R14	Support	Support TCZ-R14.	Retain TCZ-R14 as notified.
284.528	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R15	Support	Support TCZ-R15.	Retain TCZ-R15 as notified.
284.529	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R16	Support	Support TCZ-R16.	Retain TCZ-R16 as notified.
284.530	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R17	Support	Support TCZ-R17.	Retain TCZ-R17 as notified.
284.531	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R18	Support	Support TCZ-R18.	Retain TCZ-R18 as notified.
284.532	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R19	Support	Support TCZ-R19.	Retain TCZ-R19 as notified.
284.533	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R20	Support	Support TCZ-R20.	Retain TCZ-R20 as notified.
284.534	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R21	Support	Support TCZ-R21.	Retain TCZ-R21 as notified.
284.535	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R22	Support	Support TCZ-R22.	Retain TCZ-R22 as notified.
284.536	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R23	Support	Support TCZ-R23.	Retain TCZ-R23 as notified.
284.537	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R24	Support	Support TCZ-R24.	Retain TCZ-R24 as notified.
284.538	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R25	Support	Support TCZ-R25.	Retain TCZ-R25 as notified.
284.539	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R26	Support	Support TCZ-R26.	Retain TCZ-R26 as notified.
284.540	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R27	Support	Support TCZ-R27.	Retain TCZ-R27 as notified.
284.541	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Activity Rules	TCZ-R28	Support	Support TCZ-R28.	Retain TCZ-R28 as notified.
284.542	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS1	Support	Support TCZ-BFS1.	Retain TCZ-BFS1 as notified.
284.543	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS2	Support	Support TCZ-BFS2.	Retain TCZ-BFS2 as notified.
284.544	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS3	Support	Support TCZ-BFS3.	Retain TCZ-BFS3 as notified.
284.545	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS4	Support	Support TCZ-BFS4.	Retain TCZ-BFS4 as notified.
284.546	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS5	Support	Support TCZ-BFS5.	Retain TCZ-BFS5 as notified.
284.547	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS6	Support	Support TCZ-BFS6.	Retain TCZ-BFS6 as notified.
284.548	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS7	Support	Support TCZ-BFS7.	Retain TCZ-BFS7 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
284.549	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS8	Support	Support TCZ-BFS8.	Retain TCZ-BFS8 as notified.
284.550	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS9	Support	Support TCZ-BFS9.	Retain TCZ-BFS9 as notified.
284.551	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS10	Support	Support TCZ-BFS10.	Retain TCZ-BFS10 as notified.
284.552	Novo Group - Jeremy Phillips	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS11	Support	Support TCZ-BFS11.	Retain TCZ-BFS11 as notified.
284.553	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Support	Supports NH-O1.	Retain NH-O1 as notified.
284.554	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Support	Supports NH-O2.	Retain NH-O2 as notified.
284.555	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O3	Support	Supports NH-O3.	Retain NH-O3 as notified.
284.556	Novo Group - Jeremy Phillips	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O4	Support	Supports NH-O4.	Retain NH-O4 as notified.
285.1	Linda Melhuish - on behalf of Linda Melhuish and Andrew Radburn	Planning Maps	General	General	Oppose	Rezone the San Dona area, including 1 Verona Place, Ohoka, Large Lot Residential Zone.	Rezone San Dona area, including 1 Verona Place, to Large Lot Residential Zone, instead of the Rural Lifestyle Zone.
286.1	4SIGHT CONSULTING LIMITED - Joy Morse	Planning Maps	General	General	Support	The Town Centre Zone is appropriately applied to the Z Rangiora Service Station site and is supported. The Z Rangiora Service Station site is excluded from the 'Principal Shopping Street'. This is supported given the location of the site near the periphery of the Town Centre Zone and its use as a service station.	Retain the zoning of the Z Rangiora as Town Centre Zone in the Planning Maps. Retain the exclusion of the Z Rangiora site from the 'Principal Shopping Street' overlay in the Planning Maps.
286.2	4SIGHT CONSULTING LIMITED - Joy Morse	TCZ - Town Centre Zone	Policies	TCZ-P2	Oppose	Oppose the lack of recognition in TCZ-P2 that existing service stations have functional and / or operational design requirements that preclude them from meeting the specific urban design standards of the Town Centre Zone.	Insert a new policy which recognises that some existing activities (such as service stations) have functional or operational design requirements that preclude them from meeting the urban design objectives of the Town Centre Zone, but which are both established and appropriate within the Zone:  <u>"Where existing activities do not contribute to the traditional main street design outcomes sought in other policies, to ensure the design of development makes a positive contribution to the streetscape and character of its surroundings, while having regard to the functional and operational requirements of activities."</u>
286.3	4SIGHT CONSULTING LIMITED - Joy Morse	TCZ - Town Centre Zone	Activity Rules	TCZ-R19	Support	Support TCZ-R19 as it appropriately provides for service stations as a permitted activity in the Town Centre Zone.  Support provision of new service stations within 30m of Residential Zones as Restricted Discretionary activity. However, the majority of the Rangiora Z service station is within 30m of a Residential Zone and TCZ-R19 does not recognise investment associated with this service station, the benefits it provides to community, and the need for it to be maintained and upgraded. Also the provision does not acknowledge that the service station is compatible with the adjoining residential environment, where appropriate mitigation measures are already adopted. The costs of obtaining resource consent for additions and alterations to an existing service station (where all other relevant standards are met) will likely outweigh the benefit and consent is unnecessary and inefficient.	Retain TCZ-R19 as notified.  Insert new rule: <u>"TCZ – RXX Alterations and Additions to Buildings, Structures and Carparking on Existing Service Station Sites</u> <u>Activity Status: PER</u> <u>Where:</u> <u>1. Built Form Standards TCZ-BFS1, TCZ-BFS2, TCZ-BFS3, TCZ-BFS4, TCZ-BFS5 and BFS11 are met,</u>  <u>Activity status when compliance not achieved: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD2 - Drive through restaurants and service stations</u>  <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified."</u>  Alternatively, exclude alterations and additions at existing service stations from TCZ-BFS6, TCZ-BFS7 and TCZ-BFS9.
286.4	4SIGHT CONSULTING LIMITED - Joy Morse	TCZ - Town Centre Zone	Activity Rules	TCZ-R1	Support	Support TCZ-R1.	Retain TCZ-R1 as notified
286.5	4SIGHT CONSULTING LIMITED - Joy Morse	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS1	Support	Support provision for a maximum building height of 12m in TCZ-BFS1 which enables the continuation of service station activities on the Z Rangiora Site while ensuring an appropriate level of character and amenity is maintained in the Town Centre Zone.	Retain TCZ-BFS1(2)(a)(i) identifying the maximum building height as 12m insofar as it relates to Z Rangiora.
286.6	4SIGHT CONSULTING LIMITED - Joy Morse	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS3	Support	Support TCZ-BFS3 as it ensures that the desired amenity outcomes can be appropriately met, by requiring a height in relation to boundary control ranging from 35 to 55" measured at 2.5m above ground level adjoining Residential Zones. Z Rangiora adjoins residentially zoned land and is subject to these provisions.	Retain TCZ-BFS3 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
286.7	4SIGHT CONSULTING LIMITED - Joy Morse	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS4	Support	Support TCZ-BFS4 which requires a 3m internal boundary building setback where a site adjoins residentially zoned land, to manage effects at the interface of more sensitive zones. Z Rangiora adjoins residentially zoned land and is subject to these provisions.	Retain TCZ-BFS4 as notified.
286.8	4SIGHT CONSULTING LIMITED - Joy Morse	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS5	Oppose	Oppose TCZ-BFS5 which requires a 2m wide landscaping strip where a site adjoins residentially zoned land. Need to recognise that alternative measures, being a combination of existing landscaping and/or fencing is appropriate on existing service station sites to achieve appropriate amenity outcomes.	<p>Amend TCZ-BFS5:</p> <p><u>"Any internal boundary that adjoins any residential or open space and recreation zones must either:</u></p> <p>2. Be fully fenced with a solid fence or wall of a minimum of 1.8m in height; or</p> <p><del>3. Landscaping shall be provided along the full length of all internal boundaries with any residential or open space and recreation zones. This landscape strip shall be a minimum of 2m wide. Be fully planted and / or landscaped to a minimum of 2m wide and include a minimum of one tree for every 10m of shared boundary or part thereof with the trees to be a minimum of 1.5m in height at time of planting; or</del></p> <p><u>4. Be fully screened with a combination of (1) and/ or (2)</u></p> <p>..."</p>
286.9	4SIGHT CONSULTING LIMITED - Joy Morse	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS6	Oppose	Oppose the application of road boundary landscaping standards in TCZ-BFS6 without exemption for additions and alterations to existing service stations. Accept that landscaping along the road boundary can enhance attractiveness of a site and mitigate effects. For existing service station sites, however, visibility is critical to a successful operation and substantial trees can create issues of traffic safety.	<p>Adopt a new rule which provides for alterations and additions to existing service stations, including within 30m of a Residential Zone, where specified built form standards are met:</p> <p><u>"TCZ – RXX Alterations and Additions to Buildings, Structures and Carparking on Existing Service Station Sites</u>  <u>Activity Status: PER</u>  <u>Where:</u></p> <p><u>1. Built Form Standards TCZ-BFS1, TCZ-BFS2, TCZ-BFS3, TCZ-BFS4, TCZ-BFS5 and TCZ-BFS11 are met.</u>  <u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u>  <u>CMUZ-MD2 - Drive through restaurants and service stations</u></p> <p><u>Notification:</u>  <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified."</u></p> <p>Alternatively, exclude alterations and additions at existing service stations from TCZ-BFS6, TCZ-BFS7 and TCZ-BFS9.</p>
286.10	4SIGHT CONSULTING LIMITED - Joy Morse	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS7	Oppose	<p>Oppose the application of building road boundary setback, glazing and veranda standards in TCZ-BFS7 without an exemption for additions and alterations to existing service stations.</p> <p>TCZ-R1 appropriately provides for the construction or alteration or addition to any building or other structure. Subject to exemptions from TCZ-BFS6, TCZ-BFS7, TCZ-BFS9 and TCZ-BFS11, this would generally enable existing service station activities to be maintained or upgraded.</p> <p>A service station would not be able to comply with TCZ-BFS7. For example, pedestrian access to a service station store is most appropriately provided from the forecourt, and the forecourt and canopy typically maintain a level of open space thus do not require large areas of glazing.</p>	<p>Adopt a new rule which provides for alterations and additions to existing service stations, including within 30m of a Residential Zone, where specified built form standards are met:</p> <p><u>"TCZ – RXX Alterations and Additions to Buildings, Structures and Carparking on Existing Service Station Sites</u>  <u>Activity Status: PER</u>  <u>Where:</u>  <u>1. Built Form Standards TCZ-BFS1, TCZ-BFS2, TCZ-BFS3, TCZ-BFS4, TCZ-BFS5 and TCZ-BFS11 are met.</u></p> <p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u>  <u>CMUZ-MD2 - Drive through restaurants and service stations</u></p> <p><u>Notification:</u>  <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified."</u></p> <p>Alternatively, exclude alterations and additions at existing service stations from TCZ-BFS6, TCZ-BFS7 and TCZ-BFS9.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
286.11	4SIGHT CONSULTING LIMITED - Joy Morse	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS9	Oppose	<p>Oppose the application in TCZ-BFS9 of outdoor storage area screening standards and landscape requirements for carparking without exemption for additions and alterations to existing service stations.</p> <p>TCZ-R1 appropriately provides for the construction or alteration or addition to any building. Subject to exemptions from TCZ-BFS6, TCZ-BFS7, TCZ-BFS9 and TCZ-BFS11, this would generally enable existing service station activities to be maintained or upgraded.</p> <p>Exclude landscaping of carparking at existing service stations from TCZ-BFS9, as most often parking for service stations is provided under the forecourt canopy. Service stations should remain subject to internal boundary landscaping and / or fencing requirements.</p> <p>'Outdoor Storage Area' is not defined meaning it is not clear how TCZ-BFS9 will be applied. The functional and operational requirements of existing service stations need to be recognised, as various facilities are stored outdoors and need to be readily accessible.</p>	<p>Adopt a new rule which provides for alterations and additions to existing service stations, including within 30m of a Residential Zone, where specified built form standards are met:</p> <p><u>"TCZ – RXX Alterations and Additions to Buildings, Structures and Carparking on Existing Service Station Sites</u>  <u>Activity Status: PER</u>  <u>Where:</u>  <u>1. Built Form Standards TCZ-BFS1, TCZ-BFS2, TCZ-BFS3, TCZ-BFS4, TCZ-BFS5 and TCZ-BFS11 are met.</u></p> <p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u>  <u>CMUZ-MD2 - Drive through restaurants and service stations</u></p> <p><u>Notification:</u>  <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified."</u></p> <p>Alternatively, exclude alterations and additions at existing service stations from TCZ-BFS6, TCZ-BFS7 and TCZ-BFS9.</p>
286.12	4SIGHT CONSULTING LIMITED - Joy Morse	Planning Maps	General	General	Support	Support Rural Lifestyle Zone and designation WDC-1 for Rangiora Airfield as this will provide for the continuation of airfield related activities at the site.	Retain Rural Lifestyle Zone for Rangiora Airfield and any other amendments that give effect to this submission.
286.13	4SIGHT CONSULTING LIMITED - Joy Morse	WDC - Waimakariri District Council	WDC - Waimakariri District Council	Rangiora Airfield	Support	Support Rangiora Airfield Designation WDC-1 as it contains Z AS Rangiora (petroleum storage and supply facility) which support the continuation of airfield related activity operating on site.	Retain Designation WDC-1 for Rangiora Airfield as notified.
286.14	4SIGHT CONSULTING LIMITED - Joy Morse	Planning Maps	General	General	Support	The Large Lot Residential Zone is appropriately applied to the Z Waikuku Service Station site and is supported.	Support zoning of Z Waikuku Service Station as Large Lot Residential Zone.
286.15	4SIGHT CONSULTING LIMITED - Joy Morse	LLRZ - Large Lot Residential Zone	General	General	Oppose	Oppose the absence of policy which recognises that existing Z Waikuku Service Station activities may require maintenance and / or upgrades from time to time.	<p>Include the following new objective, policy and rule in the Large Lot Residential Zone:</p> <p><u>"LLRZ-OX - Existing Service Station Activities:</u>  <u>The investment associated with existing commercial activities, including service stations, the benefits they can provide to the community and the need for them to be maintained and upgraded from time to time is recognised.</u></p> <p><u>LLRZ-PX Existing Service Station Activities:</u>  <u>To enable additions, alterations, or modifications to existing service stations, recognising the investment associated with the existing use, and the social and community function they serve in providing for the day to day needs of the community.</u></p> <p><u>LLRZ-RX – Existing Service Station</u></p> <p><u>Activity Status: Discretionary</u></p> <p><u>Where:</u>  <u>1. The activity comprises additions, alterations or modifications to the existing service station at 1413 Main North Road, Waikuku.</u></p> <p><u>Activity Status when compliance not achieved: Refer Rule LLRZ-R29,"</u></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
286.16	4SIGHT CONSULTING LIMITED - Joy Morse	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R29	Oppose	Oppose the listing in LLRZ-R29 of service stations as a non-complying activity without exemption for alterations and additions at existing service stations, including the existing Z Waikuku Service Station.	<p>Include the following new objective, policy and rule in the Large Lot Residential Zone, or any other relief that would give effect to this submission:</p> <p><u>"LLRZ-OX - Existing Service Station Activities:</u>  <u>The investment associated with existing commercial activities, including service stations, the benefits they can provide to the community and the need for them to be maintained and upgraded from time to time is recognised.</u></p> <p><u>LLRZ-PX Existing Service Station Activities:</u>  <u>To enable additions, alterations, or modifications to existing service stations, recognising the investment associated with the existing use, and the social and community function they serve in providing for the day to day needs of the community.</u></p> <p><u>LLRZ-RX – Existing Service Station</u></p> <p><u>Activity Status: Discretionary</u></p> <p><u>Where:</u>  <u>1. The activity comprises additions, alterations or modifications to the existing service station at 1413 Main North Road, Waikuku.</u></p> <p><u>Activity Status when compliance not achieved: Refer Rule LLRZ-R29."</u></p>
286.17	4SIGHT CONSULTING LIMITED - Joy Morse	NZTA - Waka Kotahi NZ Transport Agency	NZTA - Waka Kotahi / NZ Transport Agency	Designation NZTA-1	Support	Support Designation NZTA-1, noting its purpose is to undertake construction, maintenance, operation, use and improvement of the State Highway network and associated infrastructure.	Retain Designation NZTA-1 as notified.
286.18	4SIGHT CONSULTING LIMITED - Joy Morse	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R4	Amend	Oppose SASM-R4 as it fails to provide for the operation, maintenance and upgrade of existing facilities at established commercial premises. Accept that earthworks can generate adverse effects on the Cultural Landscape and potentially areas of significance to Māori, but the risk of this is very low where the earth has previously been disturbed / modified (e.g.: where existing buildings and underground tanks or lines have been installed). The costs of obtaining resource consent for earthworks associated with the operation, maintenance and upgrade in such circumstances outweighs the benefit (if any) and to require consent in such circumstances is unnecessary and inefficient.	<p>Amend SASM-R4 to permit earthworks which provide for the maintenance or upgrade or operation of existing infrastructure and services, by including the following new clause, or any other relief that achieves the purpose of this submission:</p> <p>"...  h) a customer connection between a building, other structure, site, and infrastructure as per EI-R4; and  i) the drilling of a well or bore; <u>and</u>  j) <u>the maintenance or upgrade or operation of existing infrastructure, critical infrastructure and services.</u>"</p>
286.20	4SIGHT CONSULTING LIMITED - Joy Morse	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R13	Oppose	Oppose in TRAN-R13 the application of carpark landscaping rules without exemption for additions and alterations at existing service stations.	Exempt additions and alterations at existing service stations from TRAN-R13.
286.21	4SIGHT CONSULTING LIMITED - Joy Morse	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R17	Support	Support TRAN-R17 for the provision for the installation of new charging facilities for electric vehicles as a permitted activity.	Retain TRAN-R17 as notified.
286.22	4SIGHT CONSULTING LIMITED - Joy Morse	TRAN - Ranga waka - Transport	Activity Rules	Table TRAN-1	Oppose	Oppose TRAN-R20 and accompanying Table TRAN-1 for high traffic generators, without an exclusion for service stations.	<p>Amend TRAN-R20 as follows, or any other relief that achieves the purpose of this submission:</p> <p>"TRAN-R20 High traffic generators  Activity status: RDIS  Where:  1. any activity generates an average daily traffic volume that exceeds the thresholds contained in Table TRAN-1 below; and  2. for the activities in (1) above:  a) either a Basic ITA or Full ITA shall be required;  b) the type of ITA to be provided shall be determined by the circumstances set out in Table TRAN-2 below; and  c) the ITA shall be prepared by an independent suitably qualified and experienced transport engineer.</p> <p><u>Except that TRAN-R20(1) and (2) shall not apply to service stations.</u></p> <p>Matters of discretion are restricted to: TRAN-MD11 – High traffic generators."</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
286.23	4SIGHT CONSULTING LIMITED - Joy Morse	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R20	Oppose	Oppose TRAN-R20 and accompanying Table TRAN-1 for high traffic generators, without an exclusion for service stations.	<p>Amend TRAN-R20 as follows, or any other relief that achieves the purpose of this submission:</p> <p>"TRAN-R20 High traffic generators Activity status: RDIS Where: 1. any activity generates an average daily traffic volume that exceeds the thresholds contained in Table TRAN-1 below; and 2. for the activities in (1) above: a) either a Basic ITA or Full ITA shall be required; b) the type of ITA to be provided shall be determined by the circumstances set out in Table TRAN-2 below; and c) the ITA shall be prepared by an independent suitably qualified and experienced transport engineer.</p> <p><u>Except that TRAN-R20(1) and (2) shall not apply to service stations.</u></p> <p>Matters of discretion are restricted to: TRAN-MD11 – High traffic generators."</p>
287.1	Remi Leblanc	Planning Maps	General	General	Amend	<p>Request a Special Purpose Zone - Lifestyle Village to include:</p> <p>Stage one: Total 114.9913ha 84 Marchmont Road: 28.4463ha 62 Coldstream Road: 17.0249ha 84 Smarts Road: 18.243ha 88 Smarts Road: 41.2905ha 326 Gressons Road: 9.0866ha</p> <p>Stage two: Total 36.6858 ha 44 Marchmont Rd: 11.4464ha 476 Rangiora -Woodend Rd: 25.2394ha See attachments for map of proposal.</p>	<p>Request identified areas in submission be zoned Special Purpose Zone - Lifestyle Village instead of proposed Rural Lifestyle Zone (RLZ).</p> <p>Housing which complies to the new Medium Density National Policy Statement would be allowed as a Permitted Activity. Request retail activities be a permitted activity and retirement village activities across the entire RLZ zone (not just this area).</p> <p>The intended use of the zoning is a large scale community development for occupants 55 years and over, to provide much needed affordable retirement housing. The homes would be mainly freehold titles, and largely self contained for infrastructure. 2000 homes in Stage One and 600 in Stage Two allows a large range of amenities to be offered.</p>
288.1	Albert David Jobson	K - Kaiapoi	General	General	Oppose	<p>Object to future use being changed from its current rural use, due to:</p> <ul style="list-style-type: none"> <li>- Increased risk to property from natural hazards including tsunami and flooding</li> <li>- Sufficient land available for future development west of Main North Road</li> <li>- Residents enjoy current wildlife, trees, rivers and lakes and overbuilding has an effect on waterways and wildlife.</li> </ul>	<p>Leave the land zoned rural and seek other options for redevelopment areas in the Waimakariri district.</p>
289.1	Saunders and; Co Lawyers - Chris Fowler	MILL - Mill Road Ohoka	Built Form Standards	DEV-MILL-BFS2	Amend	<p>Oppose provisions controlling subdivision and development within the Ohoka Outline Development Plan (ODP), because they do not adequately protect the submitters land from becoming landlocked in the future. The ability to subdivide their land is highly dependent upon formation of the roading network depicted in the ODP but the ODP roading pattern may not be achieved due to difficulties that constrain vesting of Kintyre Lane as a public road coupled with recent subdivision that potentially constrains future use of the alternative primary access road.</p> <p>Amend the provisions pertaining to subdivision and development within the ODP to: (a) better protect the integrity of the ODP roading network; and (b) provide opportunity for the submitters (and other potentially affected landowners) to submit on subdivision applications within the ODP that do not provide for or enable reasonable access to, and development of, land in the manner anticipated by the ODP.</p>	<p>Amend DEV-MILL-BFS2 to include new standards:</p> <p><u>"(4) The integrity of the Mill Road ODP roading network shall be maintained to enable future subdivision of other land serviced by the roading network in the manner anticipated by the ODP.</u> <u>(5) Any subdivision application shall include the written approval of any other land owners within the Mill Road ODP where the application may adversely affect the land owner's ability to service future residential development of their land in the manner anticipated by the ODP."</u></p> <p>Amend DEV-MILL-BFS2 to include an Advice Note: <u>"Notification: An application for a non-complying activity under DEV-MILLBFS2 (4) and (5) this rule is precluded from being publicly notified, but may be limited notified, including to other land owners within the Mill Road ODP who might be adversely affected by the application"</u></p>
289.2	Saunders and; Co Lawyers - Chris Fowler	MILL - Mill Road Ohoka	Appendix	DEV-MILL-APP1	Amend	<p>Oppose provisions controlling subdivision and development within the Ohoka Outline Development Plan (ODP), because they do not adequately protect the submitters land from becoming landlocked in the future. The ability to subdivide their land is highly dependent upon formation of the roading network depicted in the ODP but the ODP roading pattern may not be achieved due to difficulties that constrain vesting of Kintyre Lane as a public road coupled with recent subdivision that potentially constrains future use of the alternative primary access road.</p> <p>Amend the provisions pertaining to subdivision and development within the ODP to: (a) better protect the integrity of the ODP roading network; and (b) provide opportunity for the submitters (and other potentially affected landowners) to submit on subdivision applications within the ODP that do not provide for or enable reasonable access to, and development of, land in the manner anticipated by the ODP.</p>	<p>Amend the Mill Road Outline Development Plan as may be required to support amendment to the above rules or give effect to the intent of this submission.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
289.3	Saunders and; Co Lawyers - Chris Fowler	MILL - Mill Road Ohoka	General	General	Amend	<p>Oppose provisions controlling subdivision and development within the Ohoka Outline Development Plan (ODP), because they do not adequately protect the submitters land from becoming landlocked in the future. The ability to subdivide their land is highly dependent upon formation of the roading network depicted in the ODP but the ODP roading pattern may not be achieved due to difficulties that constrain vesting of Kintyre Lane as a public road coupled with recent subdivision that potentially constrains future use of the alternative primary access road.</p> <p>Amend the provisions pertaining to subdivision and development within the ODP to:            (a) better protect the integrity of the ODP roading network; and            (b) provide opportunity for the submitters (and other potentially affected landowners) to submit on subdivision applications within the ODP that do not provide for or enable reasonable access to, and development of, land in the manner anticipated by the ODP.</p>	<p>Amend relevant objectives and policies as may be required to support amendment to the above rules.</p> <p>Such other alternative amendments, additional amendments, deletions, or additions that are necessary or appropriate.</p>
290.1	McCracken and Associates Limited Kim McCracken - on behalf of Doncaster Developments Ltd	Planning Maps	General	General	Amend	<p>Rezone 11.6ha at the northeast end of Lehmans Road, Rangiora (refer to Figure 1 of Appendix E - 'the site') from Large Lot Residential Zone to General Residential Zone. Proposal includes a mix of styles and densities under an Outline Development Plan (ODP). Seek necessary amendments to objectives and policies and adoption of ODP to enable residential development and subdivision. Submitter developed adjacent land, which includes medium density and townhouse development and amenities. Support good environmental and community outcomes for Rangiora's development. Previous submissions on other consultations include that the 'Our Space' housing bottom lines and urban limits do not support the National Policy Statement on Urban Development (NPS-UD), the urban limits have unreasonably prejudiced availability of the site for development, insufficient supply of suitable housing land in Rangiora and the District, and use of uncertain population projections in setting housing limits. The position of the urban limit (Map A of Canterbury Regional Policy Statement (CRPS)) is outdated and a historical anomaly since the site is zoned rural-residential. The land is serviceable, close to amenities and shopping centre, can consolidate and integrate with urban form, is within 200m of proposed public transport route, and has no hazard risk. Concerned Council has not addressed National Policy Statement on Urban Development Capacity 2016, and NPS-UD, by limiting land release. In 2018, evidence showed there was insufficient housing capacity in Waimakariri. Rezoning will give effect to CRPS by achieving consolidation and efficient use of resources. Housing demand now exceeds that stated in the CRPS, and is consistent with UFD-P3. Future Development Areas and Urban Limits were accepted by the 'Our Space' hearings panel as being indicative only and would allow consideration of merits of proposals.</p>	<p>Rezone 11.6ha at the northern end of Lehmans Road, Rangiora (refer to Figure 1 of Appendix E) from Large Lot Residential Zone to General Residential Zone.</p>
290.2	McCracken and Associates Limited Kim McCracken - on behalf of Doncaster Developments Ltd	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Oppose	<p>Seek amendment to UFD-O1 to support submitter's request to rezone the Large Lot Residential zoned property (11.6ha) at the northeast end of Lehmans Road, Rangiora to General Residential Zone (refer to full submission for map, Figure 1 of Appendix E)</p>	<p>Amend UFD-O1 to read:</p> <p>"Sufficient feasible development capacity for residential activity to meet housing demand."</p>
290.3	McCracken and Associates Limited Kim McCracken - on behalf of Doncaster Developments Ltd	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Oppose	<p>Amend SD-O2(4) as opposes the inclusion of "housing bottom lines", which are likely to limit the supply of sections for housing, contrary to the National Policy Statement on Urban Development Capacity and National Policy Statement on Urban Development, and reduce flexibility and opportunity to promptly respond to housing demand.</p>	<p>Amend SD-O2:</p> <p>"... 4). Provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, <u>and other sites that meet the criteria set out in policy UFD-P2 part 2</u>, in order to <u>achieve the housing bottom lines in UFD-O4</u><del>provide sufficient feasible development capacity to meet housing demand</del>.</p> <p>...."</p>
290.4	McCracken and Associates Limited Kim McCracken - on behalf of Doncaster Developments Ltd	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Support	<p>Support UFD-P2, as it supports the submitter's request to rezone the Large Lot Residential zoned property (11.6ha) at the northeast end of Lehmans Road, Rangiora to General Residential Zone (for map refer to Figure 1 of Appendix E of original submission).</p>	<p>Retain UFD-P2 as notified.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
290.5	McCracken and Associates Limited Kim McCracken - on behalf of Doncaster Developments Ltd	NWR - Northwest Rangiora	Appendix	DEV-NWR- APP1	Oppose	Oppose North West Rangiora Outline Development Plan (DEV-NWR-APP1) as it does not provide for housing development of the submitter's land. The property is 11.6ha at the northeast end of Lehman's Road, Rangiora (see Figure 1 of Appendix E – 'the site'). Proposal to develop the site includes mix of styles and densities, and a proposed Outline Development Plan is included in Appendix I of submission. The submitter developed adjacent residential land, which includes medium density and townhouse development and amenities. Support good environmental and community outcomes for the development of Rangiora. Submissions to other consultations include that the 'Our Space' housing bottom lines and urban limits do not support the National Policy Statement on Urban Development (NPS-UD), the Urban Limits have unreasonably prejudiced availability of the site for development, insufficient supply of suitable land for housing in Rangiora and Waimakariri, need sufficiency of supply to address housing crisis, and use of uncertain population projections in setting housing limits. Found participation in these consultations frustrating, and submissions and evidence were not addressed. The Urban Limit (Map A, Canterbury Regional Policy Statement (CRPS)) is outdated and a historical anomaly since the site is zoned rural-residential. The land is serviceable, close to amenities and shopping centre, can consolidate and integrate with urban form, is within 200m of proposed public transport route, and has no hazard risk. Concerned Council not sufficiently addressed National Policy Statements on Urban Development Capacity 2016, and NPS-UD, by limiting land release. In 2018, evidence showed there was insufficient housing capacity in Waimakariri. Rezoning will give effect to CRPS by achieving consolidation and efficient use of resources. Housing demand now exceeds that stated in the CRPS, and is consistent with UFD-P3. Future Development Areas and Urban Limits were accepted by the 'Our Space' hearings panel as indicative only and would allow consideration of merits of proposals.	Adopt the suggested Outline Development Plan attached to this submission (Appendix I).
291.1	Mandeville Residents' Association Committee - Communications - Louise Douglas	Planning Maps	General	General	Amend	Seek inclusion of 464, 468, and 474 Mandeville Road within Local Centre Zone to assist with car parking and general facilities at the Mandeville Village complex.	Rezone 464, 468, and 474 Mandeville Road to Local Centre Zone.
291.2	Mandeville Residents' Association Committee - Communications - Louise Douglas	SUB - Wawahia whenua - Subdivision	General	General	Amend	Seek provision for subdivision of larger Mandeville properties in order to address demand to subdivide these properties, and utilise Mandeville's existing infrastructure.	Amend to provide for subdivision of larger land titles in Mandeville area.
292.1	Daniel Hamish Patrick Cosgrove	GRUZ - General Rural Zone	General	General	Oppose	Oppose the minimum subdivision limit of 20ha in General Rural Zone in the area of submitter's 13ha property at 852 Oxford Rd, Rangiora as it does not acknowledge the current lot sizes or opportunity for larger farms to create boundary adjustments and develop land for primary production. Submitter's property is surrounded by 4ha lots, is near the boundary with the Rural Lifestyle Zone, and has the feel of developed 4ha lots. Would like the opportunity to subdivide in the future.	Allow subdivisions and boundary adjustments to at least 4ha, as per the blocks which surround 852 Oxford Rd, Rangiora.
292.2	Daniel Hamish Patrick Cosgrove	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Oppose	Oppose the minimum subdivision limit of 20ha in General Rural Zone in the area of submitter's 13ha property at 852 Oxford Road, Rangiora. Submitter's property is surrounded by 4ha lots, is near the boundary with the Rural Lifestyle Zone, and has the feel of developed 4ha lots. Would like the opportunity to subdivide in the future.	Allow subdivisions and boundary adjustments to at least 4ha, as per the blocks which surround 852 Oxford Road, Rangiora.
292.3	Daniel Hamish Patrick Cosgrove	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Oppose	Oppose the minimum subdivision limit of 20ha in General Rural Zone in the area of submitter's 13ha property at 852 Oxford Road, Rangiora. Submitter's property is surrounded by 4ha lots, is near the boundary with the Rural Lifestyle Zone, and has the feel of developed 4ha lots. Would like the opportunity to subdivide in the future.	Allow subdivisions and boundary adjustments to at least 4ha, as per the blocks which surround 852 Oxford Road, Rangiora.
292.4	Daniel Hamish Patrick Cosgrove	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Oppose	Oppose the minimum subdivision limit of 20ha in General Rural Zone in the area of submitter's 13ha property at 852 Oxford Road, Rangiora. Submitter's property is surrounded by 4ha lots, is near the boundary with the Rural Lifestyle Zone, and has the feel of developed 4ha lots. Would like the opportunity to subdivide in the future.	Allow subdivisions and boundary adjustments to at least 4ha, as per the blocks which surround 852 Oxford Road, Rangiora.
292.5	Daniel Hamish Patrick Cosgrove	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R1	Oppose	Oppose the minimum subdivision limit of 20ha in General Rural Zone in the area of submitter's 13ha property at 852 Oxford Road, Rangiora which is surrounded by 4ha lots. Would like the opportunity to subdivide their property in the future.  The Proposed District Plan would prevent boundary adjustments from larger farmers who may want to increase their land for primary production. Suggests small holdings could sell most of their land to larger neighbouring properties, subject to no future subdivision, which would protect the overall area from being chopped up later on.	Allow subdivisions and boundary adjustments to at least 4ha, as per the blocks which surround 852 Oxford Road, Rangiora.
295.1	Horticulture New Zealand - Ailsa Robertson	Purpose	Purpose	Purpose	Support	The Purpose Chapter provides clarity for plan readers.	Retain Purpose as notified.
295.2	Horticulture New Zealand - Ailsa Robertson	Description of the District	Description of the District	Description	Amend	Amend to include an explanation that farming is referred to as primary production to assist clarity and implementation.	Amend to:  "The close proximity of Christchurch District influences growth and development patterns in the District. A large portion of the District is flat land used for <u>farming-primary production purposes (including food, fibre and timber, amongst others)</u> ..."
295.3	Horticulture New Zealand - Ailsa Robertson	Statutory context	Statutory Context	General	Support	Support the Statutory Context Chapter as it is helpful to plan readers, consistent with the Resource Management Act 1991 and of National Planning Standards.	Retain Statutory Context Chapter.
295.4	Horticulture New Zealand - Ailsa Robertson	General approach	General Approach	General	Support	Support the General Approach Chapter as it is helpful to plan readers, consistent with the Resource Management Act 1991 and National Planning Standards.	Retain the General Approach Chapter.

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295.5	Horticulture New Zealand - Ailsa Robertson	Cross boundary matters	Cross Boundary Matters	Cross boundary matters	Support	Support the Cross Boundary Matters Chapter, as it is helpful to plan readers, and consistent with the Resource Management Act 1991 and National Planning Standards.	Retain Cross Boundary Matters Chapter as notified.
295.6	Horticulture New Zealand - Ailsa Robertson	Relationships between spatial layers	Relationships Between Spatial Layers	General	Support	Support Relationships Between Spatial Layers Chapter as it is helpful to plan readers, consistent with the Resource Management Act 1991 and National Planning Standards.	Retain Relationships Between Spatial Layers Chapter.
295.7	Horticulture New Zealand - Ailsa Robertson	Definitions Nesting Tables	Definitions Nesting Tables	General	Amend	Nesting tables are helpful to show the relationship between terms, however the format is not tabular as stated.  Additionally there are a number of defined terms that relate to rural activities and the relationship between these should be included in the nesting tables.	Amend to format the list as a table, and add all defined terms relating to rural activities, including agriculture; primary production; rural production; afforestation; carbon forest; plantation forestry; cultivation; equestrian and ancillary activities and facilities; farm building; farm quarry; intensive indoor primary productions; and intensive outdoor primary production.
295.8	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of accessory building	Support	Support definition of 'accessory building' as consistent with National Planning Standards.	Retain definition of 'accessory building' as notified.
295.9	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of accessway	Support	Support definition of 'accessway' as it provides clarity.	Retain the definition of 'accessway' as notified.
295.10	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of addition	Support	Support definition of 'addition' as provides clarity.	Retain definition of 'addition' as notified.
295.11	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of amenity values	Support	Definition of 'amenity values' is consistent with National Planning Standards.	Retain definition of 'amenity values' as notified.
295.12	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of best practicable option	Support	Definition of 'best practicable option' is consistent with National Planning Standards.	Retain definition of 'best practicable option' as notified.
295.13	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of building	Support	Support definition of 'building' as is consistent with National Planning Standards.	Retain definition of 'building' as notified.
295.14	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of childcare facility	Support	Support definition of 'childcare facility' as it provides clarity and recognises that it involves paid care with a minimum of four unrelated children. Larger childcare facilities within rural areas can create reverse sensitivity impacts on growing operations.	Retain definition of 'childcare facility' as notified.
295.15	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of cleanfill area	Support	Definition of 'cleanfill area' is consistent with National Planning Standards.	Retain definition of 'cleanfill area' as notified.
295.16	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of cleanfill material	Support	Definition of 'cleanfill material' is consistent with National Planning Standards.	Retain definition of 'cleanfill material' as notified.
295.17	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of community facility	Support	Definition of 'community facility' is consistent with National Planning Standards.	Retain definition of 'community facility' as notified.
295.18	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of conference facility	Support	Support definition of 'conference facility' as provides clarity and acknowledges irregular nature of events.	Retain definition of 'conference facility' as notified.
295.19	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of conservation activity	Amend	Definition limits 'conservation activities' to parks, reserves, beach areas, open space and recreation zones, and excludes farm activities. This conflicts with policy direction to enable conservation activities in Rural Zones (RURZ-P4).  Plant nurseries, research and educational activities have different and more permanent effects from other activities listed depending on scale and public facilities will have greater affect on neighbours which should be managed.  Oppose carbon sequestration until adequate safeguards for the life supporting capacity of soils included as carbon sequestering forests are to remain in perpetuity, preventing the use of highly productive land for productive purposes and questionable if it is a conservation activity.  Clause (f) is for activities while other clauses focus on structures or temporary activities.	Amend definition of 'conservation activities':  "means the management, maintenance and enhancement of ecological values of <del>parks and reserves, beach areas and open space and recreation zones</del> . This includes: ... c) <del>plant nurseries</del> ... e) planting for stormwater treatment, erosion and coastal protection, <del>and carbon sequestration</del> f) <del>ancillary environmental research and education activities...</del> "
295.20	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of contaminant	Support	Definition of 'contaminant' is consistent with the Resource Management Act 1991 and National Planning Standards.	Retain definition of 'contaminant' as notified.
295.21	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of contaminated land	Support	Definition of 'contaminated land' is consistent with National Planning Standards.	Retain definition of 'contaminated land' as notified.
295.22	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of critical infrastructure	Support	Support definition of 'critical infrastructure' as it adopts the definition from the Canterbury Regional Policy Statement and contains the National Grid and radio communications.	Retain definition of 'critical infrastructure' as notified.
295.23	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of cultivation	Support	Definition of 'cultivation' is consistent with National Planning Standards.	Retain definition of 'cultivation' as notified.
295.24	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of discharge	Support	The definition of 'discharge' is consistent with National Planning Standards.	Retain the definition of 'discharge' as notified.
295.25	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of drain	Support	Definition of 'drain' is consistent with National Planning Standards.	Retain definition of 'drain' as notified.
295.26	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of drinking water	Support	Definition of 'drinking water' is consistent with National Planning Standards.	Retain definition of 'drinking water' as notified.
295.27	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of dust	Support	Definition of 'dust' is consistent with National Planning Standards.	Retain definition of 'dust' as notified.



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295.28	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of earthworks	Support	Definition of 'earthworks' is consistent with National Planning Standards.	Retain definition of 'earthworks' as notified.
295.29	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of effect	Support	Definition of 'effect' is consistent with National Planning Standards.	Retain definition of 'effect' as notified.
295.30	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of electricity transmission	Support	Definition of 'electricity transmission' is consistent with the National Policy Statement on Electricity Transmission.	Retain definition of 'electricity transmission' as notified.
295.31	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of environment	Support	Definition of 'environment' is consistent with National Planning Standards.	Retain definition of 'environment' as notified.
295.32	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of farm quarry	Amend	The reference to 'farming and horticulture' is inconsistent with agriculture, plantation forestry, forestry, primary production, and rural production used in the plan. Intensive Primary Production (indoor and outdoor) are a subset of farming and could require farm quarry provision.	Amend definition of 'farm quarry'  "means the extraction of minerals taken for use ancillary to farming, <del>forestry</del> and horticulture <del>and other rural activities</del> , and only used within the property of extraction. It includes the extraction of material for farm and forestry tracks, <del>accessways and hardstand areas on the property of origin</del> . It does not include the exportation or removal of extracted material (including any aggregate) from the property of origin <del>or for retail or other sales of such material.</del> "
295.33	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of farming and agriculture	Oppose	The definition of 'farming and agricultural supplies' does not describe farming and agricultural suppliers and is more akin to garden and landscape supplies.	Delete definition of 'farming and agricultural supplies' or rename to 'garden and landscape supplies' or similar.
295.34	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of fertiliser	Support	Definition of 'fertiliser' is consistent with National Planning Standards.	Retain definition of 'fertiliser' as notified.
295.35	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of freshwater	Support	The definition of 'freshwater' is consistent with National Planning Standards.	Retain the definition of 'freshwater' as notified.
295.36	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of functional need	Support	Definition of 'functional need' is consistent with National Planning Standards.	Retain definition of 'functional need' as notified.
295.37	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of groundwater	Support	The definition of 'groundwater' is consistent with National Planning Standards.	Retain the definition of 'groundwater' as notified.
295.38	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of indigenous vegetation	Amend	Note that unmanaged vegetation, such as shelter belts, can cause root intrusion, overhang productive land, adverse shading effects, adverse effects and risks on infrastructure, and can harbour pests and diseases. Seek amendment that excludes actions that are not means of clearing or removing vegetation such as irrigation, drainage or stop banking.  Productive rural land use require the management of some vegetation so production activities are not compromised. Seek amendment that excludes vegetation clearance relating to routine works for existing activities, and works necessary to support survival and productivity of horticultural crops.	Amend 'indigenous vegetation clearance' definition:  "means the felling, clearing, damage or disturbance of indigenous vegetation by cutting, mob stocking, crushing, cultivation, irrigation, earthworks, chemical application, artificial drainage, stop banking <del>or</del> burning, <del>or any other activity in or directly adjacent to an area</del> of indigenous vegetation that destroys or directly results in extensive failure of an area of indigenous vegetation. <u>It does not include clearing or maintenance of:</u>  <u>1. Hedges, shelter belts, amenity and landscaping plants, or</u> <u>2. Vegetation along fences and around farm or forestry dams and ponds, or</u> <u>3. Vegetation associated with public utility networks, or</u> <u>4. Vegetation that impedes or is likely to impede flood flows, or</u> <u>5. Vegetation for the maintenance of farm and forestry roads and tracks, or</u> <u>6. Scattered trees, shrubs or regenerating bush amongst pasture, forestry or horticultural crops, or</u>  <u>Vegetation that is infected by an unwanted organism as declared by the Ministry of Primary Industries Chief Technical Officer or an emergency declared by the minister under the Biosecurity Act 1993."</u>
295.39	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of industrial activity	Support	Support definition of 'industrial activity' as consistent with National Planning Standards.	Retain definition of 'industrial activity' as notified.
295.40	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of intensive indoor primary production	Support	Definition of 'intensive indoor primary production' is consistent with National Planning Standards.	Retain definition of 'intensive indoor primary production' as notified.
295.41	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of intensive outdoor production	Support	Definition of 'intensive outdoor primary production' does not relate to growing fruits and vegetables.	Retain definition of 'intensive outdoor primary production' as notified.
295.42	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of land	Support	Definition of 'land' is consistent with National Planning Standards and the Act.	Retain definition of 'land' as notified.
295.43	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of land disturbance	Support	Support the definition of 'land disturbance' as it is consistent with National Planning Standards.	Retain Definition of 'land disturbance' as notified.
295.44	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of loading area	Support	Definition of 'loading area' provides clarity.	Retain definition of 'loading area' as notified.
295.45	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of loading space	Support	Definition of 'loading space' provides clarity.	Retain definition of 'loading space' as notified.
295.46	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of manoeuvring area	Support	Definition of 'manoeuvring area' provides clarity.	Retain definition of 'manoeuvring area' as notified.

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295.47	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of minor residential unit	Support	Support definition of 'minor residential unit' as consistent with National Planning Standards.	Retain definition of 'minor residential unit' as notified.
295.48	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of noise sensitive activity	Support	Listed activities can be sensitive to noise, causing reverse sensitivity impacts on primary production.	Retain definition of 'noise sensitive activity' as notified.
295.49	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of primary production	Support	Definition of 'primary production' consistent with National Planning Standards.	Retain definition of 'primary production' as notified.
295.50	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of residential unit	Support	Support definition of 'residential unit' as consistent with National Planning Standards.	Retain definition of 'residential unit' as notified.
295.51	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of reverse sensitivity	Support	Reverse sensitivity is an issue for primary production especially rural 'lifestyle' neighbours who do not appreciate working aspect of the rural environment.	Retain definition of 'reverse sensitivity' as notified.
295.52	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of rural industry	Support	Definition of 'rural industry' is consistent with National Planning Standards.	Retain definition of 'rural industry' as notified.
295.53	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of rural produce retail	Amend	Horticultural crop growing can cross multiple 'sites' (as per definition of 'site'). Growers rotate land to avoid soil borne diseases. The land parcels used may not be adjacent or even in the same ownership, being leased for vegetable growing. It is more efficient and less impact for rural produce retail to be on one site to cater for the entire horticultural operation.	Amend definition of 'rural produce retail':  "means the use of land or building on, or within which, rural produce <del>grown or produced on the site</del> and products manufactured from <del>the rural produce</del> are offered for sale."
295.54	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of rural production	Support	Definition of 'rural production' is a subset of primary production, removing activities with more intensive environmental effects. This is consistent with other District Plans.	Retain definition of 'rural production' as notified.
295.55	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of rural zones	Support	Definition of 'rural zones' clarifies that Rural Lifestyle Zone and General Rural Zone are both rural zones.	Retain definition of 'rural zones' as notified.
295.56	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of sensitive activity	Amend	Definition of 'sensitive activity' is open and will result in confusion.	Amend definition of 'sensitive activity':  "... means activities and facilities including, <del>but is not limited to, ...</del> " Alternatively, include the full list of sensitive activities within the definition.
295.57	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	Definition of shelterbelts	Amend	Shelterbelts on the open plains reduce soil erosion of high-class soils which is important in the District. Reducing soil erosion by wind also helps prevent silting of waterways.	Amend definition of 'shelter belts':  "...means a row or rows of trees or hedges planted to partially block wind flow <u>and reduce soil erosion.</u> "
295.58	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	General	Amend	Add a definition to provide for 'ancillary rural earthworks' which are undertaken as part of normal horticultural property (or other farm) operations.	Insert new definition:  " <u>Ancillary rural earthworks means any earthworks associated with the maintenance and construction of facilities typically associated with farming activities, including, but not limited to, farm tracks or roads (up to 6m wide), landings, stock races, silage pits, farm drains, farm effluent ponds, feeding pads, fencing, erosion and sediment control measures, and burying of material infected by unwanted organisms (as declared by Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993).</u> "
295.59	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	General	Amend	Add definition for 'artificial crop protection structures'.	Insert new definition:  " <u>Artificial crop protection structure means structures to protect crops and/or enhance growth (excluding greenhouses).</u> "
295.60	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	General	Amend	Add new definition for 'crop support structures'.	Insert new definition:  " <u>Crop Support Structure: means an open structure on which plants are grown.</u> "
295.61	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	General	Amend	Amend to add new definition for 'horticultural greenhouses' as term referenced in Plan provisions.	Insert new definition:  " <u>Horticultural Greenhouse means a structure enclosed by glass or other transparent material and used for the cultivation or protection of plants in a controlled environment.</u> "
295.62	Horticulture New Zealand - Ailsa Robertson	Definitions	Definitions	General	Amend	Specifically provide for 'seasonal worker accommodation' as a definition.	Insert new definition:  " <u>Seasonal worker accommodation means the use of land and buildings for the sole purpose of accommodating the short-term labour requirement of a farming activity, rural industry or post-harvest facility.</u> "
295.63	Horticulture New Zealand - Ailsa Robertson	Abbreviations	Abbreviations	General	Support	Support the Abbreviations Chapter as it is helpful.	Retain the Abbreviations Chapter.
295.64	Horticulture New Zealand - Ailsa Robertson	Glossary	General	General	Support	Support the Glossary Chapter as it is helpful.	Retain the Glossary Chapter.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
295.65	Horticulture New Zealand - Ailsa Robertson	National Policy Statements and New Zealand Coastal Policy Statement	National Policy Statements and New Zealand Coastal Policy Statement	General	Support	Support the National Policy Statements and New Zealand Coastal Policy Statement Chapter as it is helpful.	Retain the National Policy Statements and New Zealand Coastal Policy Statement Chapter.
295.66	Horticulture New Zealand - Ailsa Robertson	National environmental standards	National Environmental Standards	General	Support	Support the National Environmental Standards Chapter as it is helpful.	Retain the National Environmental Standards Chapter as notified.
295.67	Horticulture New Zealand - Ailsa Robertson	Regulations	Regulations	General	Support	Support the Regulations Chapter as it is helpful.	Retain the Regulations Chapter.
295.68	Horticulture New Zealand - Ailsa Robertson	Water conservation orders	Water Conservation Orders	General	Support	Support Water Conservation Orders Chapter as it is helpful.	Retain Water Conservation Orders Chapter as notified.
295.69	Horticulture New Zealand - Ailsa Robertson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Amend	Supports SD-O1, including its district-wide application, and the 'overall net gain' in (1) however question how this would be measured at a district level.	Amend (1) to clarify how 'overall net gain' will be measured and monitored, potentially through cross referencing other provisions.  Retain balance of SD-O1.
295.70	Horticulture New Zealand - Ailsa Robertson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Seeks greater balance of considerations through addition of clause regarding avoidance of versatile soils and reverse sensitivity impacts on primary production.	Amend SD-O2: "... <u>11. that avoids versatile soils and avoids creating incompatible activities on rural zone boundaries.</u> "
295.71	Horticulture New Zealand - Ailsa Robertson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Amend	Seeks recognition of the potential costs to landowners of energy and infrastructure (such as restrictions on activities), not just the benefits.	Amend SD-O3: "... 2. ... b. is enabled, while: i. managing adverse effects on the surrounding environment, having regard to the social, cultural and economic <u>costs and</u> benefits, functional need and operational need of the infrastructure; and ..."
295.72	Horticulture New Zealand - Ailsa Robertson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Amend	Support SD-O4 however seeks title to be changed to "Rural Environment" in order to more broadly encompass the scope of the objective.	Amend title of SD-O4 to "Rural Environment".  Retain balance of SD-O4.
295.73	Horticulture New Zealand - Ailsa Robertson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O6	Support	Support SD-O6.	Retain SD-O6 as notified.
295.74	Horticulture New Zealand - Ailsa Robertson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P9	Amend	Opposes failure to safeguard the life supporting capacity of soils, in particular land use capability classes 1-3.	Amend UFD-P9 to ensure the life supporting capacity of soils are safeguarded.
295.75	Horticulture New Zealand - Ailsa Robertson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	UFD-P10(2) needs to be strengthened to provide the direction necessary to ensure reverse sensitivity effects on primary production from activities in new development are avoided or mitigated.	Amend UFD-P10:  "Within Residential Zones and new development areas in Rangiora and Kaiapoi: ... 2. <del>minimise</del> <u>avoid</u> reverse sensitivity effects on primary production from activities within new development areas. <del>Where avoidance compromises through setbacks and screening, without compromising</del> the efficient delivery of new development areas, <del>then impacts are mitigated through development design, setbacks, and screening.</del> "
295.76	Horticulture New Zealand - Ailsa Robertson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P6	Amend	Unclear what 'intensive farming activities' are and why the defined term of 'sensitive activities' is being extended to include 'intensive farming activities'.	Either define intensive farming activities or delete it from the policy.  Reword EI-P6 to give effect to the NPSET:  "Manage adverse effects of other activities and development on energy and infrastructure, including by the following: ... 2. with regards to the National Grid and major electricity distribution lines, in addition to (1) above, by ensuring that: ... b. sensitive activity and development that may compromise the National Grid and major electricity distribution lines, <del>including those associated with intensive farming activities</del> , are excluded from establishing within identified safe buffer distances <u>to the extent reasonably possible</u> ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
295.77	Horticulture New Zealand - Ailsa Robertson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R13	Amend	Where an existing pole or tower is being added to, there may be adverse effects on the landowner from any increased compliance required with NZECP34:2001	Amend EI-R13: "Where: ... <u>3. there are no increased compliance requirements with NZECP34.2001 for landowners.</u> "  Amendments needed to EI-MD14 to ensure matters of discretion for a restricted discretionary activity include consideration of adverse effects on landowners resulting from increased compliance requirements.
295.78	Horticulture New Zealand - Ailsa Robertson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R16	Amend	Where an existing conductor is being upgraded the voltage should not be increased above that of its original design as a permitted activity. Such an increase can lead to adverse effects on landowners over whose land the line traverses, leading to increased compliance with NZECP34:2001. Such landowners should be considered as part of such an upgrade.	Amend EI-R16 by adding the following additional clause: "... <u>7. there are no increased compliance requirements with NZECP34.2001 for landowners.</u> "  Amendments are also needed to EI-MD14 to ensure that the matters of discretion when considering a restricted discretionary activity include the consideration of adverse effects on landowners resulting from increased compliance requirements.
295.79	Horticulture New Zealand - Ailsa Robertson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Irrigation/stockwater networks	EI-R49	Support	Reliable water supplies are essential for horticulture.	Retain EI-R49 as notified
295.80	Horticulture New Zealand - Ailsa Robertson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on the National Grid	EI-R51	Amend	Unclear what intensive farming activities are. Oppose inclusion of mobile irrigation equipment and reticulation and storage of water within 12m of a structure as they do not always impede access.	Either define 'intensive farming activities' or delete from EI-R51.  Delete clause (1)(f) from EI-R51.
295.81	Horticulture New Zealand - Ailsa Robertson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on the National Grid	EI-R52	Support	Support EI-R52 exemption list.	Retain EI-R52 as notified.
295.82	Horticulture New Zealand - Ailsa Robertson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD6	Amend	Unclear whether EI-MD6 clause 2 also requires consideration of adverse effects on landowners and occupiers from additional compliance requirements.	Amend EI-MD6(2): "... 2. Extent of compliance with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances <u>Including increased compliance requirements for landowners and occupiers.</u> ..."
295.83	Horticulture New Zealand - Ailsa Robertson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD14	Amend	Unclear whether this provision also requires consideration of adverse effects on landowners and occupiers from additional compliance requirements.	Amend EI-MD14:  "The extent of compliance, <u>including increased compliance requirements for landowners and occupiers</u> , with the relevant standard(s), and the extent of any effects of non-compliance with the relevant standard(s) including cumulative effects."
295.84	Horticulture New Zealand - Ailsa Robertson	TRAN - Ranga waka - Transport	Policies	TRAN-P2	Amend	The Emissions Trading Scheme does not include orcharding as a land use to offset greenhouse gas emissions, therefore planting of carbon sequestering trees will likely result in carbon forests of pines or natives in perpetuity, which are non-productive uses. When planning for long-term carbon sequestration (and retirement of land for that purpose), it is equally important to plan for the most highly productive land in New Zealand and to protect this resource for food production for future generations. Proposed District Plan fails to safeguard the life supporting capacity of the significant soil resource in the district and does not have a strong policy framework to enable primary production. This proposed policy promotes planting carbon sequestering trees and will have unintended consequences for future land uses in the District.	Either amend TRAN-P2:  "Seek more environmentally sustainable outcomes associated with transport, including by promoting: ... 7. offsetting greenhouse gas emissions through activities such as <del>planting carbon-sequestering trees</del> or the establishment and restoration of wetlands; and..."  Or, provide within the plan a framework that more explicitly provides for the values of highly productive land for food production.
295.85	Horticulture New Zealand - Ailsa Robertson	HS - Matu morearea - Hazardous substances	General	General	Support	Supports the Hazardous Substances Chapter in its entirety. Notes the activity status outlined in HS-R2 being discretionary in the General Rural Zone and Non-complying in the Rural Lifestyle Zone (RLZ). The majority of growers are in the RLZ and support the non-complying activity status.	Retain the HS - Matū mōrearea - Hazardous Substances sections as notified.
295.86	Horticulture New Zealand - Ailsa Robertson	CL - Whenua paitini - Contaminated land	General	General	Support	Supports Contaminated Land Chapter in its entirety.	Retain the CL - Whenua paitini - Contaminated Land sections as notified.
295.87	Horticulture New Zealand - Ailsa Robertson	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Support	Support the risk-based approach outlined in NH-O1.	Retain NH-O1 as notified.

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295.88	Horticulture New Zealand - Ailsa Robertson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Support	Supports the risk-based approach outlined in NH-P1.	Retain NH-P1 as notified.
295.89	Horticulture New Zealand - Ailsa Robertson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Support	NH-R2 only relates to natural hazard sensitive activities.	Retain NH-R2 as notified.
295.90	Horticulture New Zealand - Ailsa Robertson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R7	Oppose	Oppose NH-R7 as shelterbelts are needed for rural production preventing wind erosion of soils, providing stock shelter and shade, and orchard wind and weather breaks. They also reduce reverse sensitivity potential by being a barrier between properties – particularly for spray drift management. Shelterbelts are managed as they are a valuable and necessary tool for primary production, and should have permitted activity status.  Fire risk is managed by setback rules for residential units and buildings which should be sufficient to protect life and property.  Recognise shelterbelts by including as part of rural production. Large setbacks limit use of highly productive land if cannot plant up to the boundary.	Delete NH-R7.
295.91	Horticulture New Zealand - Ailsa Robertson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R16	Support	NH-R16 only relates to natural hazard sensitive activities.	Retain NH-R16 as notified.
295.92	Horticulture New Zealand - Ailsa Robertson	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R4	Support	SASM-R4 permits an appropriate level of activity, including cultivation of previously cultivated land, and drain and track maintenance which are essential ancillary rural earthworks.	Retain SASM-R4 as notified.
295.93	Horticulture New Zealand - Ailsa Robertson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Amend	Note that while ECO-R1(3)(d) provides for active management of existing pests and diseases, it does not clearly provide for unwanted organisms.  Seek amendment to ECO-R1 to provide for the rapid response to a biosecurity incursion of an unwanted organism via the clearance and disposal of infected or host vegetation.  Support permitted activity status for clearance in relation to maintenance, repair or replacement of existing access track and around existing buildings and structures, and indigenous vegetation planted as shelterbelts.	Amend ECO-R1: "... 3. the indigenous vegetation clearance is: ... <u>i. to manage vegetation that is infected by an unwanted organism as declared by the Ministry of Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993.</u> "
295.94	Horticulture New Zealand - Ailsa Robertson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Amend	Note that while there is provision for active management of existing pests and diseases, ECO-R2 does not clearly provide for unwanted organisms.  Seek amendment to provide for the rapid response to a biosecurity incursion of an unwanted organism via the clearance and disposal of infected or host vegetation.  Support permitted activity status for clearance in relation to maintenance, repair or replacement of existing access track and around existing buildings and structures, and indigenous vegetation planted as shelterbelts.	Amend ECO-R2: "... 3. the indigenous vegetation clearance is: ... <u>i. to manage vegetation that is infected by an unwanted organism as declared by the Ministry of Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993.</u> "
295.95	Horticulture New Zealand - Ailsa Robertson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R4	Support	Supports NATC-R4 as it prevents duplication of resource consenting.	Retain NATC-R4 as notified.
295.96	Horticulture New Zealand - Ailsa Robertson	PA - Tomonga marea - Public access	Objectives	PA-O1	Support	PA-O1 acknowledges that public access could create adverse effects on the rights of private property owners. This could include compromising the ability to continue primary production activities.	Retain PA-O1 as notified.
295.97	Horticulture New Zealand - Ailsa Robertson	PA - Tomonga marea - Public access	Policies	PA-P2	Amend	Supports PA-P2(2) that takes into account the risk to public health and safety when providing public access. Allowing public access along land adjoining horticultural operations has the potential to increase health and safety risks from agricultural sprays. Notes that where esplanade reserve, strip or accessway is provided for public use in the rural environment, the rural character and form are as much a part of the landscape as the subject water body. Concerned for the potential for reverse sensitivity issues from public access.	Amend PA-P2 by inserting new clause: "... <u>4. ensuring access avoids adverse effects on productive soils and established rural production activities.</u> "
295.98	Horticulture New Zealand - Ailsa Robertson	PA - Tomonga marea - Public access	Policies	PA-P3	Support	Supports PA-P3 as it acknowledges that public access could create adverse effects on the rights of private property owners. This could include compromising the ability to continue primary production activities.	Retain PA-P3 as notified.

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295.99	Horticulture New Zealand - Ailsa Robertson	SUB - Wawahia whenua - Subdivision	Policies	General	Support	Amend to include policy to recognise highly productive land or versatile soils when assessing subdivision.	Insert new policy SUB-PX:  <u>"Within the Rural Zones and in urban areas with an interface with a rural zone ensure that subdivision does not compromise the use of highly productive land and versatile land for rural production."</u>
295.100	Horticulture New Zealand - Ailsa Robertson	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD10	Amend	Consideration of highly productive land and reverse sensitivity effects from location of incompatible activities should be included as a matter of control/discretion. Residential zone subdivision adjacent to the rural boundary should also consider management of the rural – urban interface.	Amend SUB-MCD10: "... 2. <u>Potential reverse sensitivity effects with rural production on surrounding land.</u> 3. <u>Loss of highly productive land or versatile soils from rural production.</u> "  Or alternative relief to address the identified issue. Delete EW-O1 as notified and replace:  <u>"Earthworks are undertaken in a way that minimises adverse effects on amenity values, cultural values, property, infrastructure and the health and safety of people and the environment.</u>  <u>Earthworks necessary for the construction, maintenance or operation of activities are enabled, provided that adverse environmental effects (including effects on health and safety and natural hazards) are avoided, remedied or mitigated."</u>
295.101	Horticulture New Zealand - Ailsa Robertson	EW - Ketuketū whenua - Earthworks	Objectives	EW-O1	Oppose	Oppose narrow focus of EW-O1.	Amend to insert new policy:  <u>"EW – PX Earthworks for Rural Production</u> <u>Enable earthworks where they support rural production, including ancillary rural earthworks"</u>
295.102	Horticulture New Zealand - Ailsa Robertson	EW - Ketuketū whenua - Earthworks	Policies	General	Amend	Include new policy for benefits/recognition of earthworks to support rural activities.	Insert new rule:  <u>"EX-RX Ancillary rural earthworks</u>  <u>Rural Zones</u>  <u>Activity status: PER</u>  <u>Where:</u>  <u>1. The earthworks are ancillary rural earthworks.</u>  <u>Activity status when compliance not achieved: RDIS</u>  <u>Matters of discretion are restricted to:</u>  <u>EW-MD1 - Activity operation, scale, form and location</u>  <u>EW-MD2 - Nuisance and reverse sensitivity</u>  <u>EW-MD3 - Land stability</u>  <u>EW-MD4 - Natural hazards</u>  <u>EW-MD5 - Rehabilitation</u>  <u>EW-MD6 - Coastal environment and hazards</u>  <u>EW-MD7 - Water bodies, vegetation and fauna</u>  <u>EW-MD8 - Outstanding natural features and landscapes"</u>
295.103	Horticulture New Zealand - Ailsa Robertson	EW - Ketuketū whenua - Earthworks	Activity Rules	General	Amend	Amend to include earthworks ancillary to primary production as they are not provided for, and seek inclusion of definition for 'ancillary rural earthworks'.	Amend Light Chapter Introduction, first paragraph:  "Outdoor lighting can have both positive and negative effects on amenity values. Lighting can benefit people and communities, for example by improving pedestrian and transport safety, and can be required for <u>primary production</u> , night-time work, security and recreation. However, excessive light spill and glare can also adversely affect amenity values, the natural and cultural environment, health and safety and visibility of the night sky. For instance, glare can cause a safety hazard such as impacting on a driver's ability to see. Excessive ambient light levels can affect sleep quality."
295.104	Horticulture New Zealand - Ailsa Robertson	LIGHT - Turamarama - Light	Introduction	Introduction	Amend	Amend Light Chapter Introduction urban focus by recognising and enabling artificial outdoor lighting for primary production.	Amend LIGHT-O1:  "Outdoor lighting enables a range of activities including work, <u>rural primary</u> production, recreation activities, sport, entertainment, and transportation to occur beyond daylight hours while: ..."
295.105	Horticulture New Zealand - Ailsa Robertson	LIGHT - Turamarama - Light	Objectives	LIGHT-O1	Amend	Amend LIGHT-O1 to refer to primary production, which is more appropriate than rural production as it includes a wider range of activities to be enabled in rural zones.	

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295.106	Horticulture New Zealand - Ailsa Robertson	LIGHT - Turamarama - Light	Policies	LIGHT-P1	Support	Support LIGHT-O1 provision for operational and functional use artificial lighting.	Retain LIGHT-P1 as notified.
295.107	Horticulture New Zealand - Ailsa Robertson	LIGHT - Turamarama - Light	Light standards	LIGHT-S1	Amend	Amend LIGHT-S1 as it is only reasonable for existing sites and road corridors, and unreasonable for new lifestyle or bonus allotments which may constrain existing lawful primary production.	Delete LIGHT-S1 relating to new sites and road corridors.
295.108	Horticulture New Zealand - Ailsa Robertson	LIGHT - Turamarama - Light	Light standards	LIGHT-S2	Amend	The provision would only be reasonable in the case of existing sites, roads, footpaths and cycle paths noting that new sensitive activities could locate adjacent existing primary production activity and constrain an existing activity.  It would be unreasonable to apply this standard to an existing primary production activity.  Existing use rights would not be sufficient to avoid conflict and reverse sensitivity operational constraints.	Delete LIGHT-S2 as it relates to existing sites, roads, footpaths and cycle paths.
295.109	Horticulture New Zealand - Ailsa Robertson	NOISE - Te orooro - Noise	Introduction	Noise	Amend	Noise Chapter Introduction has urban focus and improve by recognising and enabling noise associated with primary production.	Amend Noise Chapter Introduction:  "Residential Zones anticipate quiet night-time conditions, as noise can disturb relaxation and sleep. Commercial and Mixed Use Zones and Industrial Zones normally have a greater tolerance for noise that reflects the working environment. <u>In the rural zones a range of animal and mechanical sounds often characterise the working nature of the rural environment.</u> "
295.110	Horticulture New Zealand - Ailsa Robertson	NOISE - Te orooro - Noise	Objectives	NOISE-O1	Amend	Oppose narrow focus of the NOISE-O1.	Amend NOISE-O1:  <del>"Noise does not adversely affect human health, communities, natural values and the anticipated amenity values of the receiving environment. Noise effects that are compatible with the role, function and predominant character of each receiving environment."</del>
295.111	Horticulture New Zealand - Ailsa Robertson	NOISE - Te orooro - Noise	Objectives	NOISE-O2	Amend	Oppose urban and infrastructural focus and lack of a policies that address reverse sensitivity effects for rural zone noise that affect rural production activities including frost fans and bird scarers. Identified rural production activities are included in rules but horticulture needs flexibility to meet demands and the objective scope is too limiting.	Amend NOISE-O2:  "The operation of regionally significant infrastructure and strategic infrastructure, activities within <u>Rural Zones</u> , Commercial and Mixed Use Zones an Industrial Zones and identified existing activities are not adversely affected by reverse sensitivity effects from noise sensitive activities."
295.112	Horticulture New Zealand - Ailsa Robertson	NOISE - Te orooro - Noise	Policies	NOISE-P1	Amend	Amend NOISE-P1 because limiting adverse noise effects is too narrow as management can minimise adverse effects.	Amend NOISE-P1:  "Minimise adverse noise effects by: 1. <del>limiting</del> <u>managing</u> the noise level, location, duration, time, intensity and any special characteristics of noise generating activities, to reflect the function, character and amenity values of each zone; ..."
295.113	Horticulture New Zealand - Ailsa Robertson	NOISE - Te orooro - Noise	Policies	General	Amend	Objectives and policies protect range of activities from reverse sensitivity but do not provide for reverse sensitivity effects on rural production.	Add a new policy:  <u>"PX Reverse Sensitivity Rural Production Rural production activities are not constrained by reverse sensitivity effects arising from noise sensitive activities located in the Rural Zones."</u>
295.114	Horticulture New Zealand - Ailsa Robertson	NOISE - Te orooro - Noise	Activity Rules	NOISE-R6	Amend	Support permitted activity rule for audible bird scaring devices as they are necessary for horticulture, however (d) should refer to 'the notional boundary', not 'any point within the national boundary' as the notional boundary will be closest to the noise admitting activity (as opposed to any point within the boundary) and noise beyond the boundary will dissipate with increased distance.  Oppose the advisory note. It is not attached to any other provisions for noise emitting activities. The information requested on a notice at the road frontage contains private details and is inappropriate, especially as a permitted activity.	Amend NOISE-R6: "... d. not exceed 65 dB LAE from any one noise emission, when assessed at <del>any point within</del> the notional boundary of any residential unit or minor residential unit on any site of different ownership.  <del>Advisory Note</del> <del>Audible bird scaring devices should have a legible notice securely fixed to the road frontage of the site in which the device is to operate stating the name, address and phone number of the person(s) responsible for the operation of the device and identify the site on which the device will operate."</del>



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295.115	Horticulture New Zealand - Ailsa Robertson	NOISE - Te orooro - Noise	Activity Rules	General	Amend	Support frost fans being a controlled activity, however the Proposed District Plan does not address reverse sensitivity on rural production using frost fans where a noise sensitive activity locates close to a frost fan. Seek new rule.	<p>Insert new rule:</p> <p><u>"NOISE-RX Noise Sensitive activities</u>  <u>Rural Zones</u>  <u>Activity status : CON</u>  <u>Where:</u>  <u>1 Any new noise sensitive activity located on a separate site of different ownership</u>  <u>within 1000m of any frost control fan must be designed and constructed to ensure that</u>  <u>the noise level inside any bedroom of the dwelling will not exceed 30 dB LAeq with all</u>  <u>fans operating at normal duty.</u></p> <p><u>Compliance with this standard must be demonstrated by the production of a design</u>  <u>certificate from an appropriately qualified and experienced acoustic engineer. The</u>  <u>design certificate must be based either on actual noise measurements with all fans</u>  <u>operating at normal duty, or on an assumed noise level from any one frost fan,</u>  <u>corrected for the number of fans present at the time.</u></p> <p>Matters of control are restricted to:  NOISE-MD1 - Noise  NOISE-MD3 - Acoustic insulation</p> <p>Activity status when not achieved: RDIS  Matters of discretion are restricted to:  NOISE-MD1 - Noise  NOISE-MD3 - Acoustic insulation"</p>
295.116	Horticulture New Zealand - Ailsa Robertson	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R4	Amend	Notes that signs are an important means of notifying the public about agrichemical spraying thus seeks provision for signs relating to agrichemical spraying or other matters that may impact the health and safety of people or animals.	<p>Amend SIGN-R4:</p> <p>...</p> <p><u>f. any temporary signs relating to the notification of agrichemical spraying or other</u>  <u>risks to the health and safety of people and animals shall be permitted."</u></p>
295.117	Horticulture New Zealand - Ailsa Robertson	LLRZ - Large Lot Residential Zone	General	General	Oppose	Oppose reference to agriculture within Large Lot Residential Zone (LLRZ) Chapter as it is inconsistent with other chapters and difficult to understand how 'agriculture' can be undertaken within LLRZ properties.	<p>Within Large Lot Residential Zone Chapter, delete reference to "agriculture" and replace with "rural production", or similar.</p>
295.118	Horticulture New Zealand - Ailsa Robertson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R16	Oppose	Oppose LLRZ-R16. It is not effects-based. RES-MD9 focuses on amenity and shading which can be an effect of any tree plantings, not just agriculture-related plantings. Unclear how Large Lot Residential Zone properties can undertake 'agriculture'.	Delete LLRZ-R16.
295.119	Horticulture New Zealand - Ailsa Robertson	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R36	Oppose	Oppose LLRZ-R36 due to failure to safeguard life supporting capacity of soils.	Delete LLRZ-R36.
295.120	Horticulture New Zealand - Ailsa Robertson	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS7	Amend	Oppose restrictiveness of LLRZ-BFS7 and its failure to provide for fences on zone boundaries that mitigate reverse sensitivity created by a zone interface.	<p>Amend LLRZ-BFS7:</p> <p>"...</p> <p><u>4. Except this rule does not apply when the internal boundary is also a zone boundary</u>  <u>with a rural zone."</u></p>
295.121	Horticulture New Zealand - Ailsa Robertson	RURZ - General Objectives and Policies for all Rural Zones	Introduction	Introduction	Amend	<p>Most horticulture in the District is within the Rural Lifestyle Zone (RLZ). The Zone introduction lists farming types for the General Rural Zone, but not the RLZ, which should be acknowledged.</p> <p>The introduction does not acknowledge Highly Productive Land or the District's significant LUC 1,2 and 3 soil resource that are important for primary production.</p>	<p>Amend the introduction to the General Objectives and Policies for all Rural Zones Chapter:</p> <p>"...</p> <p>The Rural Lifestyle Zone, recognises that this area comprises the densest rural settlement pattern in the District. This rural area is defined by its fine grained pattern of settlement and human induced characteristics. The zone provisions retain the focus of the zone by providing for primary production activities and other rural activities, while recognising that the predominant character is derived from smaller sites. <u>While the sites are smaller than the GRUZ, they are still productive and the majority of the District's horticultural operations are within the RLZ.</u></p> <p>...</p> <p><u>Primary production, particularly vegetable growing, depend on the availability of</u>  <u>highly productive land to produce food. Land Use Class 1, 2 and 3 soils are</u>  <u>significant resource within the District. However, the availability of this land is</u>  <u>gradually and irreversibly being reduced as a result of urban expansion and</u>  <u>fragmentation by rural lifestyle developments. These developments are also causing</u>  <u>reverse sensitivity effects and result in existing primary production being vulnerable to</u>  <u>complaints. It is important to recognise the value and benefits associated with the use</u>  <u>of Highly Productive Land, and to maintain the availability of Highly Productive Land</u>  <u>for primary production for future generations. Highly Productive Land must be</u>  <u>protected from inappropriate subdivision, use and development."</u></p>

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295.122	Horticulture New Zealand - Ailsa Robertson	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ–O1	Support	Appropriate for RURZ-O1 to state that primary production is the predominant land use in rural zones.	Retain RURZ-O1 as notified.
295.123	Horticulture New Zealand - Ailsa Robertson	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ–O2	Amend	Amend RURZ-O2 to enable, rather than support listed activities as they can only locate in the rural zones. Support the list of activities in this objective, being primary production activities, activities that directly support primary production, and activities with a functional need.	Amend RURZ O2:  "Rural Zones <del>supportenable</del> primary production activities, activities which directly support primary production, and activities with a functional need to be located within Rural Zones."
295.124	Horticulture New Zealand - Ailsa Robertson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ–P1	Amend	RURZ-P1 does not support RURZ-O1 or RURZ-O2 and should focus on recognising potential effects and not their scale or temporary duration.	Amend RURZ-P1: "... 2. <del>recognising that the rural environment is a working environment with</del> <u>retaining generally low levels of</u> signs, noise, traffic, odour, <u>dust</u> , outdoor lighting, <u>large buildings and structures</u> and other built form <del>while recognising that in-</del> <u>association</u> associated with primary production and rural industry, <u>and that these features form</u> <del>which are</del> part of the character of each rural zone <u>and</u> that: ..."
295.125	Horticulture New Zealand - Ailsa Robertson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ–P2	Amend	Support intent of RURZ-P2 but should enable, not just provide for, primary production. Highly Productive Land is also not defined and the importance of the versatile soils is not recognised.	Amend RURZ-P2:  "Maintain the availability and life supporting capacity of land in recognition of its importance for undertaking primary production, and to maintain or enhance natural environment values in Rural Zones, including by: 1. <del>providing enabling</del> <u>enabling</u> for primary production activities; 2. <del>providing for enabling</del> those activities that directly support primary production, or those activities with a functional need to be located within Rural Zones, where: ..."
295.126	Horticulture New Zealand - Ailsa Robertson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ–P3	Amend	RURZ-P3 is inconsistent with SD-O4, RURZ-O1 and RURZ-O2. Local support activities are not defined by and are described very widely as "activities that directly support, the health, safety and well-being of people living within the rural community."  The policy could support a wide range of activities that are not primary production or support primary production or have a functional need for rural location. These activities should be located on zoned or designated land, and by last resort in Rural Zones. Strengthen policy to be clear that such activities in the Rural Zones should be limited to where the need and benefits to the rural community are demonstrated.	Amend RURZ-P3:  "Activities that directly support the health, safety and well-being of people living within the rural community are provided for in <u>limited</u> circumstances where they: ... 4. to the extent practicable, internalises any adverse effects of the activity within the site; <u>and</u> 5. <u>There is a demonstrated need to locate in the rural environment and a demonstrated benefit to the rural community.</u> "
295.127	Horticulture New Zealand - Ailsa Robertson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ–P4	Amend	Support enabling conservation activities but the definition of 'conversation activities' is very wide and includes retail. While activities such as riparian planting and wetland enhancement should be enabled, other activities under the definition should be managed.	Amend either definition of 'conservation activities', or amend RURZ-P4:  "Enable <del>Provide for</del> conservation activities, including soil conservation and pest control, throughout Rural Zones."
295.128	Horticulture New Zealand - Ailsa Robertson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ–P6	Amend	Industrial activities should be located in an Industrial Zone. Limit industrial activities in Rural Zones to those that support primary production. Existing Industrial activities in the Rural Zones can rely on existing use rights.	Amend RURZ-P6:  " <del>Industrial</del> <u>Rural Industry</u> activity In relation to <del>industrial</del> <u>a rural industry</u> activity: 1. provide for rural industry where the scale of the activity is compatible with the character and amenity values of the rural zone; 2. <del>limit</del> <u>avoid</u> the establishment of industrial activity (other than rural industry) <del>to circumstances where:</del> <del>a) there is no reasonable and available site for the activity within any Industrial Zones;</del> <del>b) amenity values and character of the Rural Zones can be maintained;</del> <del>c) the scale of the industrial activity is such that it will not affect the availability of highly productive land within the zone to be used for primary production, to the extent that the productive potential of rural land to meet the reasonably foreseeable needs to future generations is undermined; and</del> <del>d) the nature, scale and degree of permanent changes that will occur on the land and soil resources on the site where the activity is located is minimised.</del> 3. ensure that any rural industry <del>or other industrial activity</del> does not limit or constrain the operation of any existing primary production activity in the zone, and does not have adverse effects on any sensitive activity; 4. <del>provide for existing large-scale industrial activities outside of urban environments where these are well established and have been in continuous industrial use, in order to recognise their existing environmental effects; and</del> 5. to the extent practicable, manage adverse effects of rural industry <del>or other industrial activities</del> <u>ies</u> so that they are internalised within the site and any adverse effects not internalised are minimised."

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295.129	Horticulture New Zealand - Ailsa Robertson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P7	Support	RURZ-P7 provides guidance for appropriate retail in Rural Zones.	Retain RURZ-P7 as notified.
295.130	Horticulture New Zealand - Ailsa Robertson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P8	Support	Reverse sensitivity is a key issue for growers and affects efficient rural zone land use primary production.	Retain RURZ-P8 as notified.
295.131	Horticulture New Zealand - Ailsa Robertson	RURZ - General Objectives and Policies for all Rural Zones	Policies	General	Amend	The Proposed District Plan does not provide for farm workers accommodation or seasonal workers accommodation which will be difficult to provide in the General Rural Zone with 20ha residential unit density.	Insert new RURZ policy:  <u>"Farm workers and seasonal workers accommodation Provide for farm workers and seasonal workers accommodation on a site of a rural production activity."</u>
295.132	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Introduction	Introduction	Amend	Introduction to the General Rural Zone Chapter does not acknowledge Class 1, 2 or 3 soils that are a significant District resource.	Amend General Rural Zone Chapter introduction: "... The General Rural Zone makes up the majority of the rural area within the District. The focus of the zone is on retaining the productive potential of land to be able to be used for primary production activity and rural activities. <u>Primary production, particularly vegetable growing, depend on the availability of highly productive land to produce food. Land Use Class 1, 2 and 3 soils are significant resource within the District. It is important to recognise the value and benefits associated with the use of Highly Productive Land, and to maintain the availability of Highly Productive Land for primary production for future generations. Highly Productive Land must be protected from inappropriate subdivision, use and development.</u> ..."
295.133	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Objectives	GRUZ-O1	Oppose	GRUZ-O1 only considers economic benefits of primary production which is inappropriate. Many social, environmental and economic aspects to primary production should be recognised. The objective is confused and refers to natural and physical resources and primary production activities, and will not provide necessary overarching support.	Delete GRUZ-O1 and replace with:  <u>"Subdivision, use, and development in rural areas that: 1. supports, maintains, or enhances the function and form, character, and amenity value of rural areas; 2. prioritises primary production, over other activities to recognise its importance to the economy and wellbeing of the district; 3. allows primary production to operate without being compromised by reverse sensitivity and incompatible activities; and 4. retains a contrast in character to urban areas."</u>
295.134	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Policies	GRUZ-P1	Support	GRUZ-P1 aims to maintain the rural character.	Retain GRUZ-P1 as notified.
295.135	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Policies	GRUZ-P2	Amend	No provision is made for seasonal workers accommodation and farm workers accommodation.	Amend GRUZ-P2 by adding: "... <u>5. it is for the establishment of seasonal worker accommodation or farm worker accommodation where the site containing a residential unit is 20ha or greater, or is protected by a legacy provision in this District Plan."</u>
295.136	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	General	Amend	Horticulture is labour-intensive with seasonal employment peaks for crops. To meet labour demand (and seasonal worker shortage), the Recognised Seasonal Employer (RSE) Scheme 2007 allows the horticulture and viticulture recruitment of workers from overseas to meet shortages. Immigration New Zealand administer worker accommodation standards and compliance. In some places purpose-built accommodation is provided for RSE workers (unless criteria are met), to ensure workers are not occupying local resident housing. Seasonal worker accommodation provides for temporary and often communal living arrangements distinct from permanent worker accommodation for full-time employees/families. It is a definable activity that requires resource management response.	Insert new rule GRUZ-RX:  <u>"GRUZ-RX Seasonal worker accommodation Activity status: PER Where: 1. A maximum of 12 seasonal workers are accommodated on site at any one time. 2. No additional formed accessways are to be created to any State Highway. 3. The accommodation is used solely on a seasonal basis to meet labour requirements in the horticulture sector. 4. The accommodation comprise of a combination of communal kitchen and eating areas and sleeping and ablution facilities. 5. 1 parking space per 6 workers is provided on site 6. The buildings comply with Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008. Activity status when compliance with GURZ-RX is not achieved: RDIS"</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
295.137	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	General	Amend	<p>Horticulture is labour-intensive with seasonal employment peaks for crops. To meet labour demand (and seasonal worker shortage), the Recognised Seasonal Employer (RSE) Scheme 2007 allows the horticulture and viticulture recruitment of workers from overseas to meet shortages.</p> <p>Immigration New Zealand administer worker accommodation standards and compliance. In some places purpose-built accommodation is provided for RSE workers (unless criteria are met), to ensure workers are not occupying local resident housing.</p> <p>Seasonal worker accommodation provides for temporary and often communal living arrangements distinct from permanent worker accommodation for full-time employees/families. It is a definable activity that requires resource management response.</p>	<p>Insert new rule:</p> <p><u>"GRUZ-RX Seasonal worker accommodation</u>  <u>Activity Status: RDIS</u>  <u>Matters of discretion are restricted to:</u>  <u>RURZ-MD1- Natural environmental values</u>  <u>RURZ-MD3 - Character and amenity values of the activity</u>  <u>RURZ-MDX - Seasonal workers accommodation</u>  <u>Activity Status when not achieved: N/A"</u></p>
295.138	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	General	Amend	<p>Artificial Crop Protection Structures use permeable crop-covering materials and are essential for some crops. They are not Greenhouses and protect fruit from sunburn, windburn and hail, aid spray coverage, reduce mowing, weeding and bird damage, and aid pruning and picking.</p> <p>Structures are variably controlled under 'generic' building/structure rules, with uncertainty of building status and setbacks, height, building coverage, impervious surface, and amenity controls may be applied, which are not always relevant.</p> <p>A clear and appropriate rule framework for these structures is sought.</p>	<p>Insert new rule:</p> <p><u>"GRUZ – RX – Artificial Crop protection structures</u>  <u>Activity status: PER</u>  <u>Where:</u>  <u>1. Dark green or black cloth is used on vertical faces within 30m of the boundary of the property.</u>  <u>2. Green, black or white cloth is used on horizontal surfaces.</u>  <u>4. The artificial crop protection structure is setback at least 5m from the boundary with an existing lawfully established residential unit on an adjacent lot.</u>  <u>5. No maximum site coverage shall apply.</u>  <u>Activity status when compliance with GURZ-RX is not achieved: RDIS"</u></p>
295.139	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	General	Amend	<p>Artificial Crop Protection Structures use permeable crop-covering materials and are essential for some crops. They are not Greenhouses and protect fruit from sunburn, windburn and hail, aid spray coverage, reduce mowing, weeding and bird damage, and aid pruning and picking.</p> <p>Structures are variably controlled under 'generic' building/structure rules, with uncertainty of building status and setbacks, height, building coverage, impervious surface, and amenity controls may be applied, which are not always relevant.</p> <p>A clear and appropriate rule framework for these structures is sought.</p>	<p>Insert new rule:</p> <p><u>"GRUZ- RX – Artificial Crop protection structures</u>  <u>Activity Status: RDIS</u>  <u>Matters of discretion are restricted to:</u>  <u>RURZ-MD1- Natural environmental values</u>  <u>RURZ-MD3 - Character and amenity values of the activity</u>  <u>Activity Status when not achieved: N/A"</u></p>
295.140	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R1	Support	GRUZ-R1 permits construction, alteration or additions to buildings or structures.	Retain GRUZ-R1 as notified.
295.141	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R2	Amend	GRUZ-R2 enables horticulture as a permitted activity but oppose including carbon forest unless amended to safeguard the life supporting capacity of soils, including LUC1, 2 and 3 soils.	<p>Amend GRUZ-R2:</p> <p>"This rule does not apply to mining provided for under GRUZ-R29; <u>carbon forests</u>, quarrying activities provided for under GRUZ-R30; farm quarry provided for under GRUZ-R12; intensive indoor primary production provided for under GRUZ-R17; or intensive outdoor primary production provided for under GRUZ-R18.</p> <p>1. any forestry less than 1ha, <del>carbon forest</del> or woodlot shall be set back a minimum of:          ..."</p>
295.142	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Support	GRUZ-R3 permits a residential unit.	Retain GRUZ-R3 as notified.
295.143	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R4	Amend	Oppose farm worker minor residential unit limitation of 90m <sup>2</sup> Gross Floor Area. This is impractical for farms and intensive primary production where farm workers (not seasonal workers) and families need to live onsite. The activity should be accommodated in the permitted activity standards, and non-complying is not appropriate response for scale and effects of the activity.	<p>Amend GRUZ-R4:</p> <p>"...  <u>In the case of a minor residential unit used for farm workers accommodation and seasonal worker accommodation:</u>  <u>- limited to a maximum GFA of 120m<sup>2</sup> (exclusive of garages, and decks);"</u></p>
295.144	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R6	Support	GRUZ-R6 permits accessory building or structures.	Retain GRUZ-R6 as notified.
295.145	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R10	Support	GRUZ-R10 permits appropriate scale of produce retail subject to relief sought by submitter for 'rural produce' definition.	Retain GRUZ-R10 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
295.146	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R11	Amend	GRUZ-R11 specifies it relates to 'rural industry' but (2) conflicts with National Planning Standards definition of 'rural industry' and 'primary production' by including "Initial" processing, thus capturing washing sorting and slicing/dicing produce within the rule.  'Primary production' includes pack houses (National Planning Standards definition Clause (c) 'includes any land and buildings used for the production of the commodities from (a_ and used for the initial processing of the commodities in b)), and not rural industry.  Permit pack houses subject to Build Form Standards in Rural Zones.	Amend GRUZ-R11: "... 2. the manufacture, processing or production of goods involves initial or further processing of commodities derived from primary production; ..."
295.147	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R13	Oppose	Oppose permitted activity status for conservation activities in the General Rural Zone. The activity definition includes activities involving people and visitors to the rural environment that may be sensitive to primary production effects.  Objectives and policies do not support a permitted activity rule as appropriate for these activities in this zone.	Delete GRUZ-R13 or change activity status.
295.148	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R14	Oppose	Oppose permitted activity status for recreation activities in the General Rural Zone as sensitive activities conflict with primary production. Objectives and policies do not lead to a permitted activity being appropriate resource management in this zone.	Delete GRUZ-R14 or change activity status.
295.149	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R15	Oppose	Oppose permitted activity status for rural tourism in the General Rural Zone as sensitive activities conflict with primary production. Objectives and policies do not lead to a permitted activity being an appropriate resource management for these activities in the zone.  Permitted activity standards consider setbacks from a residential unit/sensitive activity but, except for 10m yard setback, don't consider activity relative to primary production.	Delete GRUZ-R15 or change activity status.
295.150	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R21	Support	Support restricted discretionary activity status for Equestrian and ancillary activities and facilities in the General Rural Zone as sensitive activities conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain GRUZ-R21 activity status as notified.
295.151	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R22	Support	Support restricted discretionary activity status for farmers markets in the General Rural Zone as are sensitive activities and likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain GRUZ-R22 activity status as notified.
295.152	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R25	Support	Support discretionary activity status for education facilities in the General Rural Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain GRUZ-R25 activity status as notified.
295.153	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R26	Support	Support discretionary activity status for community facilities in the General Rural Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain GRUZ-R26 activity status as notified.
295.154	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R27	Support	Support discretionary activity status for wedding and event facilities in the General Rural Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain GRUZ-R27 activity status as notified.
295.155	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R28	Support	Support discretionary activity status for funeral related services in the General Rural Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain GRUZ-R28 activity status as notified.
295.156	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R31	Support	Support discretionary activity status for waste management facilities in the General Rural Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain GRUZ-R31 activity status as notified.
295.157	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R33	Support	Support discretionary activity status for recreation facilities in the General Rural Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain GRUZ-R33 activity status as notified.
295.158	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R34	Support	Support discretionary activity status for camping grounds in the General Rural Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain GRUZ-R34 activity status as notified.
295.159	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R36	Support	Support discretionary activity status for sports shooting facilities in the General Rural Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain GRUZ-R36 activity status as notified.
295.160	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R35	Amend	Oppose discretionary activity status for industrial activities as are sensitive activities likely to conflict with primary production. Activities are not supported by objectives and policies. Only rural industry should be a discretionary activity in the General Rural Zone and other industry must be provided for in Industrial Zones, as for retail activities.	Amend GRUZ-R35 activity status to non-complying.
295.161	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R38	Support	Support non-complying activity status for retail activities not associated with permitted, restricted discretionary or discretionary activities in the General Rural Zone.	Retain GRUZ-R38 activity status as notified.
295.162	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R39	Support	Support non-complying activity status for retirement villages as high levels of servicing and associated services can only be appropriately provided in urban environments.	Retain GRUZ-R39 activity status as notified.

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295.163	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS1	Support	GRUZ-BFS1 provides for appropriate building coverage as a permitted activity.	Retain GRUZ-BFS1 as notified.
295.164	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS2	Support	GRUZ-BFS2 provides for appropriate impermeable surface as a permitted activity.	Retain GRUZ-BFS2 as notified.
295.165	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS3	Amend	GRUZ-BFS3 needs the 12m height limit to not include frost fan blades and wind turbines.	Amend GRUZ-BFS3: "... <u>3. The maximum height of frost control fans and wind turbines shall be 12m above ground level (not including blades)."</u>
295.166	Horticulture New Zealand - Ailsa Robertson	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS6	Support	GRUZ-BFS6 provides for appropriate gross floor area as a permitted activity.	Retain GRUZ-BFS6 as notified.
295.167	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Introduction	Introduction	Amend	Support Rural Lifestyle Zone purpose to provide for primary productive activities, supporting rural activities and those relying on the zones natural resources, while recognising smaller sites as the predominant character. Should acknowledge horticulture as a common land use.  However, the purpose in the introduction is different than that in RLZ-O1, notably not referring to physical resources and primary production activities "occur" in the zone as opposed to "providing for".	Amend Rural Lifestyle Zone Chapter introduction:  "...The Rural Lifestyle Zone, focused in the east of the District, recognises that this area comprises the densest residential unit and development site pattern in the rural areas of the District. This rural area is defined by its fine grained pattern of development and human induced characteristics. <u>The majority of horticultural operations within the district occur within this zone, including greenhouse growing which can be highly productive on smaller sites.</u> "
295.168	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Objectives	RLZ-O1	Amend	Support a clear objective but inconsistency between the zone objective and the purpose in the introduction.	Amend RLZ-O1:  " <u>Enable</u> primary production activities and activities reliant on the natural and physical resources of the rural environment <del>eeee</del> while recognising that the predominant character is small rural sites with a more intensive pattern of land use and buildings than the General Rural Zone."
295.169	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Policies	RLZ-P1	Amend	RLZ-P1 assumes small scale primary production are on smaller sites but there are significant horticulture operations on Rural Lifestyle Zone (RLZ) 'smaller sites'. Most existing horticulture is in the RLZ and are not necessarily 'small scale' for horticulture.	Amend RLZ-P1: "... 1. a highly modified landscape strongly influenced by fine grained patterns and processes of human induced activity, including a predominance of small rural lots with a resulting pattern of residential units, buildings, fencing, amenity and domestic planting mixed with <del>smaller scale</del> primary production activities; ..."
295.170	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Policies	RLZ-P2	Amend	No provision for seasonal workers accommodation and farm workers accommodation.	Amend RLZ-P2: "... <u>5. it is for the establishment of seasonal worker accommodation or farm worker accommodation where the site containing a residential unit is 4ha or greater, or is protected by a legacy provision in this District Plan.</u> "
295.171	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	General	Amend	Horticulture is labour-intensive with seasonal employment peaks for some crops. To meet labour demand (and seasonal worker shortage), the Recognised Seasonal Employer (RSE) Scheme 2007 allows the horticulture and viticulture recruitment of workers from overseas to meet shortages.  Immigration New Zealand (INZ) administer worker accommodation standards and compliance. In some places purpose-built accommodation is provided for RSE workers (unless criteria are met), to ensure workers are not occupying local resident housing.  Seasonal worker accommodation provides for temporary and often communal living arrangements distinct from permanent worker accommodation for full-time employees/families. It is a definable activity that requires resource management response.	Insert new rule RLZ-RX:  " <u>RLX-RX Seasonal worker accommodation</u> <u>Activity status: PER</u> <u>Where:</u> <u>1. A maximum of 12 seasonal workers are accommodated on site at any one time.</u> <u>2. No additional formed accessways are to be created to any State Highway.</u> <u>3. The accommodation is used solely on a seasonal basis to meet labour requirements in the horticulture sector.</u> <u>4. The accommodation comprise of a combination of communal kitchen and eating areas and sleeping and ablution facilities.</u> <u>5. 1 parking space per 6 workers is provided on site</u> <u>6. The buildings comply with Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008.</u> <u>Activity status when compliance with GURZ-RX is not achieved: RDIS"</u>
295.172	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	General	Amend	Horticulture is labour-intensive with seasonal employment peaks for crops. To meet labour demand (and seasonal worker shortage), the Recognised Seasonal Employer (RSE) Scheme 2007 allows the horticulture and viticulture recruitment of workers from overseas to meet shortages.  Immigration New Zealand (INZ) administer worker accommodation standards and compliance. In some places purpose-built accommodation is provided for RSE workers (unless criteria are met), to ensure workers are not occupying local resident housing.  Seasonal worker accommodation provides for temporary and often communal living arrangements distinct from permanent worker accommodation for full-time employees/families. It is a definable activity that requires resource management response.	Insert new rule:  " <u>RLZ-RX Seasonal worker accommodation</u> <u>Activity Status: RDIS</u> <u>Matters of discretion are restricted to:</u> <u>RURZ-MD1- Natural environmental values</u> <u>RURZ-MD3 - Character and amenity values of the activity</u> <u>RURZ-MDX Seasonal workers accommodation</u> <u>Activity Status when not achieved: N/A"</u>



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295.173	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	General	Amend	<p>Artificial Crop Protection Structures use permeable crop-covering materials and are essential for some crops. They are not Greenhouses and protect fruit from sunburn, windburn and hail, aid spray coverage, reduce mowing, weeding and bird damage, and aid pruning and picking.</p> <p>Structures are variably controlled under 'generic' building/structure rules, with uncertainty of building status and setbacks, height, building coverage, impervious surface, and amenity controls may be applied, which are not always relevant.</p> <p>A clear and appropriate rule framework for these structures is sought.</p>	<p>Amend to insert new rule:</p> <p><u>"RLZ – RX – Artificial Crop protection structures</u>  <u>Activity status: PER</u>  <u>Where:</u>  <u>1. Dark green or black cloth is used on vertical faces within 30m of the boundary of the property.</u>  <u>2. Green, black or white cloth is used on horizontal surfaces.</u>  <u>4. The artificial crop protection structure is setback at least 5m from the boundary with an existing lawfully established residential unit on an adjacent lot.</u>  <u>5. No maximum site coverage shall apply.</u>  <u>Activity status when compliance with GURZ-RX is not achieved: RDIS"</u></p>
295.174	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	General	Amend	<p>Artificial Crop Protection Structures use permeable crop-covering materials and are essential for some crops. They are not Greenhouses and protect fruit from sunburn, windburn and hail, aid spray coverage, reduce mowing, weeding and bird damage, and aid pruning and picking.</p> <p>Structures are variably controlled under 'generic' building/structure rules, with uncertainty of building status and setbacks, height, building coverage, impervious surface, and amenity controls may be applied, which are not always relevant.</p> <p>A clear and appropriate rule framework for these structures is sought.</p>	<p>Insert new rule:</p> <p><u>"RLZ- RX – Artificial Crop protection structures</u>  <u>Activity Status: RDIS</u>  <u>Matters of discretion are restricted to:</u>  <u>RURZ-MD1- Natural environmental values</u>  <u>RURZ-MD3 - Character and amenity values of the activity</u>  <u>Activity Status when not achieved: N/A"</u></p>
295.175	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R2	Amend	<p>Support RLZ-R2 enabling horticulture as a permitted activity but carbon forests remain in perpetuity. Oppose carbon forest as a permitted activity unless amended to safeguard the life supporting capacity of soils, including LUC 1, 2 and 3 soils.</p>	<p>Amend RLZ-R2:</p> <p>"This rule does not apply to any <u>carbon forestry</u>, farm quarry provided for under RLZ-R12; intensive indoor primary production provided for under RLZ-R18; intensive outdoor primary production provided for under RLZ-R19; mining provided for under RLZ-R30; or quarrying activity provided for under RLZ-R31.  Where:  1. any forestry less than 1ha, <u>carbon forest</u> or woodlot shall be set back a minimum of:..."</p>
295.176	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R4	Amend	<p>Support RLZ-R4 minor residential unit but oppose limitation for a farm workers to 90m<sup>2</sup> Gross Floor Area as this is impractical for farms and intensive primary production requiring farm workers (and families) to live onsite and not in a seasonal working arrangement.</p> <p>Permitted activity status is appropriate for the scale and likely effects, not non-complying activity status.</p>	<p>Amend RLZ-R4:  "..."  <u>In the case of a minor residential unit used for farm workers accommodation:</u>  <u>- limited to a maximum GFA of 120m<sup>2</sup> (exclusive of garages, and decks)."</u></p> <p>Retain RLZ-R2 as proposed.</p>
295.177	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R13	Oppose	<p>Oppose permitted activity status for conservation activities in the Rural Lifestyle Zone. The activity definition includes activities that bring people and visitors potentially sensitive to the effects of primary production into the rural environment e.g., retail, nurseries, environmental research and education activities. Permitted activity status for the activity is not supported by objectives and policies.</p>	<p>Delete RLZ-R13 or change activity status.</p>
295.178	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R14	Oppose	<p>Oppose RLZ-R14 permitted activity status for recreation activities as sensitive activities conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.</p>	<p>Delete RLZ-R14 or change activity status.</p>
295.179	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R15	Oppose	<p>Oppose permitted activity status for rural tourism in the Rural Lifestyle Zone as are sensitive activities likely conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.</p> <p>Setbacks are necessary from a residential unit, or sensitive activity but, except for a 10m yard setback, no consideration of situation relative to intensive primary production is considered.</p>	<p>Delete RLZ-R15 or change activity status.</p>
295.180	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R22	Support	<p>Support RLZ-R22 restricted discretionary activity status for Equestrian and ancillary activities and facilities in the Rural Lifestyle Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.</p>	<p>Retain RLZ-R22 activity status as notified.</p>
295.181	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R23	Support	<p>Support the restricted discretionary activity status for farmers markets in the Rural Lifestyle Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.</p>	<p>Retain RLZ-R23 activity status as notified.</p>
295.182	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R26	Support	<p>Support RLZ-R26 discretionary activity status for educational facilities in the Rural Lifestyle Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.</p>	<p>Retain RLZ-R26 activity status as notified.</p>
295.183	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R27	Support	<p>Support RLZ-R27 discretionary activity status for community facilities in the Rural Lifestyle Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.</p>	<p>Retain RLZ-R27 activity status as notified.</p>
295.184	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R28	Support	<p>Support RLZ-R28 discretionary activity status for wedding and event facilities in the Rural Lifestyle Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.</p>	<p>Retain RLZ-R28 activity status as notified.</p>



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295.185	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R29	Support	Support RLZ-R29 discretionary activity status for Cemetery and funeral related services and facilities in the Rural Lifestyle Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain RLZ-R29 activity status as notified.
295.186	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R32	Support	Support RLZ-R32 discretionary activity status for Waste management facilities in the Rural Lifestyle Zone as are sensitive activities likely to conflict with primary production and biosecurity. Permitted activity status for the activity is not supported by objectives and policies.	Retain RLZ-R32 activity status as notified.
295.187	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R34	Support	Support RLZ-R34 discretionary activity status for Recreation facilities in the Rural Lifestyle Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain RLZ-R34 activity status as notified.
295.188	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R35	Support	Support RLZ-R35 discretionary activity status for camping grounds in the Rural Lifestyle Zone as are sensitive activities likely to conflict with primary production. Permitted activity status for the activity is not supported by objectives and policies.	Retain RLZ-R35 activity status as notified.
295.189	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R37	Support	Support RLZ-R37 discretionary activity status for sports shooting facility in the Rural Lifestyle Zone as is likely to conflict with primary production by bringing people into the rural environment and stock disturbance. Permitted activity status for the activity is not supported by objectives and policies.	Retain RLZ-R37 activity status as notified.
295.190	Horticulture New Zealand - Ailsa Robertson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R38	Support	Support RLZ-R38 Discretionary activity status for non-compliance.	Retain RLZ-R38 as notified.
295.191	Horticulture New Zealand - Ailsa Robertson	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	General	Amend	<p>(as above in submission) Horticulture is labour-intensive with seasonal employment peaks for crops. To meet labour demand (and seasonal worker shortage), the Recognised Seasonal Employer (RSE) Scheme 2007 allows the horticulture and viticulture recruitment of workers from overseas to meet shortages.</p> <p>Immigration New Zealand administer worker accommodation standards and compliance. In some places purpose-built accommodation is provided for RSE workers (unless criteria are met), to ensure workers are not occupying local resident housing.</p> <p>Seasonal worker accommodation provides for temporary and often communal living arrangements distinct from permanent worker accommodation for full-time employees/families. It is a definable activity that requires resource management response.</p>	<p>Insert new matter of discretion:</p> <p><u>"RURZ-MDX Seasonal workers accommodation</u>  <u>1. Methods to avoid, remedy or mitigate the effects on existing activities, including the provision of screening, landscaping and methods for noise control,</u>  <u>2. The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008."</u></p>
295.192	Horticulture New Zealand - Ailsa Robertson	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD3	Amend	<p>Improve RURZ-MD3 criteria to:</p> <ul style="list-style-type: none"> <li>- Identify that it is not the character and amenity values of the activity being considered but the effects of that activity on character and amenity values.</li> <li>- Address reverse sensitivity on lawfully established activities not limited to adjacent sites.</li> <li>- Require consideration of alternative locations.</li> </ul>	<p>Amend RURZ-MD3:</p> <p>"Character and amenity values of the activity  ...  4. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other <u>permitted and lawfully established</u> activities occurring on adjacent rural sites.  ...  9. <u>The extent to which alternative locations have been considered."</u></p>
295.193	Horticulture New Zealand - Ailsa Robertson	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD8	Amend	<p>Improve RURZ-MD8 criteria to:</p> <ul style="list-style-type: none"> <li>- Address reverse sensitivity on lawfully established activities not limited to adjacent sites.</li> <li>- Consider alternative locations.</li> </ul>	<p>Amend RURZ-MD8:</p> <p>"...  6. The extent to which the activity may result in conflict and/or reverse sensitivity effects with other permitted <u>or lawfully established activities</u> occurring on adjacent rural <del>properties</del> sites.  ...  10. <u>The extent to which alternative locations have been considered."</u></p>
295.194	Horticulture New Zealand - Ailsa Robertson	INZ - General Objectives and Policies for all Industrial Zones	Objectives	INZ-O3	Support	Support consideration of rural areas adjoining General Industrial Zones.	Retain INZ-O3 as notified.
295.195	Horticulture New Zealand - Ailsa Robertson	LIZ - Light Industrial Zone	Built Form Standards	LIZ-BFS2	Support	Support recession plane requirements from rural zones.	Retain LIZ-BFS2 as notified.
295.196	Horticulture New Zealand - Ailsa Robertson	LIZ - Light Industrial Zone	Built Form Standards	LIZ-BFS4	Support	Landscaping assists in addressing reverse sensitivity and effects on amenity.	Retain LIZ-BFS4 as notified.
295.197	Horticulture New Zealand - Ailsa Robertson	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS2	Support	Support recession plane requirements from rural zones.	Retain GIZ-BFS2 as notified.
295.198	Horticulture New Zealand - Ailsa Robertson	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS4	Support	Landscaping can assist addressing reverse sensitivity and effects on amenity.	Retain GIZ-BFS4 as notified.
295.199	Horticulture New Zealand - Ailsa Robertson	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS9	Support	Solid fencing can reduce reverse sensitivity effects and adverse effects on amenity.	Retain GIZ-BFS9 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
295.200	Horticulture New Zealand - Ailsa Robertson	HIZ - Heavy Industrial Zone	Built Form Standards	HIZ-BFS2	Support	Support recession plane requirements from rural zones.	Retain HIZ-BFS2 as notified.
295.201	Horticulture New Zealand - Ailsa Robertson	HIZ - Heavy Industrial Zone	Built Form Standards	HIZ-BFS4	Support	Landscaping can reduce reverse sensitivity effects and adverse effects on amenity.	Retain HIZ-BFS4 as notified.
295.202	Horticulture New Zealand - Ailsa Robertson	INZ - Matters of Control or Discretion for all Industrial Zones	Matters of Control and Discretion for all Industrial Zones	INZ-MCD2	Support	Support consideration of effects on rural zones.	Retain INZ-MCD2 as notified.
295.203	Horticulture New Zealand - Ailsa Robertson	INZ - Matters of Control or Discretion for all Industrial Zones	Matters of Control and Discretion for all Industrial Zones	INZ-MCD3	Support	Support consideration of effects on rural zones.	Retain INZ-MCD3 as notified.
295.204	Horticulture New Zealand - Ailsa Robertson	SARZ - Sport and Active Recreation Zone	Built Form Standards	SARZ-BFS4	Amend	Note the Sport and Active Recreation Zones also border Rural Zones thus setbacks should also apply to Rural Zones.	Amend SARZ-BFS4:  "1. The minimum setback from an internal boundary with Residential Zones, <u>Rural Zones</u> Special Purpose Zone (Kāinga Nohoanga), Special Purpose Zone (Pines Beach and Kairaki Regeneration), or other Open Space and Recreation Zones shall be as follows: ..."
295.205	Horticulture New Zealand - Ailsa Robertson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Amend	Oppose failure to safeguard the life supporting capacity of soils, in particular land use capability classes 1-3.	Amend UFD-P1 to ensure the life supporting capacity of soils are safeguarded.
295.206	Horticulture New Zealand - Ailsa Robertson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Oppose failure to safeguard the life supporting capacity of soils, in particular land use capability classes 1-3.	Amend UFD-P2 to ensure the life supporting capacity of soils are safeguarded.
295.207	Horticulture New Zealand - Ailsa Robertson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Amend	Oppose failure to safeguard the life supporting capacity of soils, in particular land use capability classes 1-3.	Amend UFD-P3 to ensure the life supporting capacity of soils are safeguarded.
295.208	Horticulture New Zealand - Ailsa Robertson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P4	Amend	Oppose failure to safeguard the life supporting capacity of soils, in particular land use capability classes 1-3.	Amend UFD-P4 to ensure the life supporting capacity of soils are safeguarded.
295.209	Horticulture New Zealand - Ailsa Robertson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Amend	Oppose failure to safeguard the life supporting capacity of soils, in particular land use capability classes 1-3.	Amend UFD-P5 to ensure the life supporting capacity of soils are safeguarded.
295.210	Horticulture New Zealand - Ailsa Robertson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	Oppose failure to safeguard the life supporting capacity of soils, in particular land use capability classes 1-3.	Amend UFD-P6 to ensure the life supporting capacity of soils are safeguarded.
295.211	Horticulture New Zealand - Ailsa Robertson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P7	Amend	Oppose failure to safeguard the life supporting capacity of soils, in particular land use capability classes 1-3.	Amend UFD-P7 to ensure the life supporting capacity of soils are safeguarded.
295.212	Horticulture New Zealand - Ailsa Robertson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Amend	Oppose failure to safeguard the life supporting capacity of soils, in particular land use capability classes 1-3.	Amend UFD-P8 to ensure the life supporting capacity of soils are safeguarded.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
296.1	Callum Ross - on behalf of Malcolm Taylor	Planning Maps	General	General	Oppose	<p>Oppose Rural Lifestyle zoning (RLZ) of 1136-1160 Tram Road, 121-143 Wards Road and 490-494 No 10 Road (the site) and request rezoning to Large Lot Residential Zone (LLRZ). The site is immediately north of existing subdivisions within Mandeville. RLZ zoning requires a minimum area of 4ha which is up to 16 times greater than what can occur in Operative Residential 4A zone to the south of the site, and eight times greater than what exists along the south boundary. Rezoning would allow for residential development at a density consistent with the surrounding semi-rural environment.</p> <p>Mandeville is a growing settlement and demand will continue to increase. Previously identified groundwater and flooding hazard may have been overestimated, and can be resolved through stormwater detention allotments and minimum floor height restrictions, possibly via an Outline Development Plan.</p> <p>The surrounding area is well serviced and can be extended. Planned upgrades to Tram Road/Bradleys Road intersection will increase network capacity.</p> <p>The proposal is consistent with objectives and policies for LLRZ due to lot sizes of 5,000m<sup>2</sup> being sought providing low density sites that maintain character and amenities of LLRZ, and would not cause reverse sensitivity.</p> <p>Consider the only reason the site has been excluded from the neighbouring higher density zone is flooding risk despite experience that flooding has not occurred.</p>	Rezone the site at 1136-1160 Tram Road, 121-143 Wards Road and 490-494 No 10 Road from Rural Lifestyle Zone to Large Lot Residential Zone, to allow for allotment sizes in line with zoning of adjoining areas to the south and east around Mandeville.
297.1	Michael Culmer Skelley	Planning Maps	General	General	Support	Support development of south side of Johns Road as a residential zone, as a land owner in the West Rangiora development area.	Not specified.
298.1	Nick and; Cilla Taylor	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Support	Support future residential development to provide a range of housing opportunities as an urgent need and consider new residential activity in West Rangiora development area is appropriate. West Rangiora Development Area should be zoned General Residential Zone as there is demand now to develop this area for housing consistent with SD-O2.	Rezone West Rangiora Development Area to General Residential Zone.
298.2	Nick and; Cilla Taylor	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Support	<p>Support future residential development to provide a range of housing opportunities as an urgent need and consider new residential activity West Rangiora Development Area is appropriate.</p> <p>West Rangiora Development Area should be zoned General Residential Zone as there is demand now to develop this area for housing consistent with SD-O2.</p>	Rezone West Rangiora Development Area to General Residential Zone.
298.3	Nick and; Cilla Taylor	WR - West Rangiora	Objectives	DEV-WR-O1	Support	<p>Support future residential development to provide a range of housing opportunities as an urgent need and consider new residential activity West Rangiora Development Area (WR) is appropriate.</p> <p>WR should be zoned General Residential Zone as there is demand now to develop this area for housing consistent with SD-O2.</p>	Rezone West Rangiora Development Area to General Residential Zone.
298.4	Nick and; Cilla Taylor	WR - West Rangiora	Policies	DEV-WR-P1	Support	<p>Support future residential development to provide a range of housing opportunities as an urgent need and consider new residential activity West Rangiora Development Area (WR) is appropriate.</p> <p>WR should be zoned General Residential Zone as there is demand now to develop this area for housing consistent with SD-O2.</p>	Rezone West Rangiora Development Area to General Residential Zone.
298.5	Nick and; Cilla Taylor	WR - West Rangiora	Policies	DEV-WR-P2	Support	<p>Support future residential development to provide a range of housing opportunities as an urgent need and consider new residential activity West Rangiora Development Area (WR) is appropriate.</p> <p>WR should be zoned General Residential Zone as there is demand now to develop this area for housing consistent with SD-O2.</p>	Rezone West Rangiora Development Area to General Residential Zone.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
298.6	Nick and; Cilla Taylor	WR - West Rangiora	Appendix	DEV-WR-APP1	Oppose	<p>Oppose proposed West Rangiora Movement Network as described and shown in the Outline Development Plan. A new straight through road between Oxford and Johns Road is unnecessary and poor urban design. A local road network with walking and cycling connections will provide connectivity for residents. Developers need flexibility to agree on the optimum layout of infrastructure with the Council.</p>	<p>Amend the West Rangiora Movement Network description and Outline Development Plan (DEV-WR-APP1) to show local connectivity and no direct through road.</p> <p>Delete "A key movement network feature for the West Rangiora Development Area is a main north/south primary road parallel to Lehmans Road through the centre of the growth area that intersects with Oxford Road in the north of the Development Area and curves to meet Townsend Road in the southeast of the Development Area."</p> <p>Emphasise local connectivity and retain references to "walking", "cycling", "high amenity", "reduced vehicle speeds and increased safety," "residential nature," and "cater less to through vehicle traffic" in the description of movement in the development area.</p> <p>Retain the references to flexibility and the words "subject to detailed subdivision design" when describing the process of detailed planning for the area. Refer to Oxford Road, Lehmans Road, Johns Road and West Belt as through roads that already provide excellent connections to and beyond West Rangiora.</p>
299.1	Inovo Projects Limited - Max Stevenson	Planning Maps	General	General	Amend	<p>Oppose Rural Lifestyle Zone for 145 and 167 Gladstone Road, Woodend and amend to Large Lot Residential Zone (LLRZ) to be consistent with surrounding proposed LLRZ environment. Will support New Zealand Transport Agency State Highway designation on the land subject to this proposed zoning and access being provided from Gladstone Road.</p> <p>Rezoning is more efficient and suitable land use for largely vacant land that is not of scale to support productive farming, noting the area will be significantly reduced by designation. It will provide variety of housing alternatives close to urban form and infrastructure and is consistent with National Policy Statement on Urban Development 2020, in particular Policy 8.</p> <p>It is a natural extension of existing LLRZ land adjacent to the west and reflective of Draft Woodend Pegasus Area Strategy for Consultation (2013) showing 'Future Urban Areas'.</p> <p>The highway designation will act as a barrier between urban and rural.</p>	Amend Planning Maps to rezone 145 and 167 Gladstone Road, Woodend from Rural Lifestyle Zone to Large Lot Residential Zone.
300.1	Novo Group - Clare Dale	Planning Maps	General	General	Oppose	<p>Oppose General Rural zoning of 650 Two Chain Road and seek either Large Lot Residential or Rural Lifestyle (RLZ) zoning. RLZ applies to adjoining sites to the north and west and it is appropriate to extend the zone as the site better fits the description of this being in the east of the District and adjoining sites have denser/finer grained development. This is consistent with RLZ character and landscape.</p> <p>The Waiarakariri /Eyre River could form a natural RLZ boundary to the south of site. Lots smaller than 20ha can still provide for rural production, noting the financial implications of the 20ha minimum site size on existing primary production activity on the site.</p>	Amend the planning maps to zone 650 Two Chains Road (legally described as Part Lot 1 Deposited Plan 2829) either Large Lot Residential Zone or Rural Lifestyle Zone.
300.2	Novo Group - Clare Dale	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Oppose	Oppose SD-O4 in relation to General Rural zoning and 20ha minimum lot size as lots smaller than 20ha can still provide for rural production.	No direct amendments sought.
300.3	Novo Group - Clare Dale	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ–O1	Oppose	Oppose RURZ-O1 in relation to General Rural zoning and 20ha minimum lot size. Allowing Rural Lifestyle zoning (RLZ) of the site would not be out of character with the surrounding environment, the Waimakariri/Eyre rivers form a natural boundary to the south of the site to which the RLZ could be extended to, and lots smaller than 20ha can provide for rural production activities. There are financial implications for landowners.	Rezone and map 650 Two Chain Road (legally described as Part Lot 1 Deposited Plan 2829) either Large Lot Residential or Rural Lifestyle Zone to recognise east of district location and predominant character of small rural sites with residential units and structures at a low density compared to urban environments.
300.4	Novo Group - Clare Dale	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ–O2	Oppose	Oppose RURZ-O2 in relation to General Rural zoning and 20ha minimum lot size. Allowing Rural Lifestyle zoning (RLZ) of the site would not be out of character with the surrounding environment, the Waimakariri/Eyre rivers form a natural boundary to the south of the site to which the RLZ could be extended to, and lots smaller than 20ha can provide for rural production activities. There are financial implications for landowners.	Rezone and map 650 Two Chain Road (legally described as Part Lot 1 Deposited Plan 2829) either Large Lot Residential or Rural Lifestyle Zone to recognise east of district location and predominant character of small rural sites with residential units and structures at a low density compared to urban environments.
300.5	Novo Group - Clare Dale	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ–P1	Oppose	Oppose RURZ-P1 in relation to General Rural zoning and 20ha minimum lot size. Allowing Rural Lifestyle zoning (RLZ) of the site would not be out of character with the surrounding environment, the Waimakariri/Eyre rivers form a natural boundary to the south of the site to which the RLZ could be extended to, and lots smaller than 20ha can provide for rural production activities. There are financial implications for landowners.	Rezone and map 650 Two Chain Road (legally described as Part Lot 1 Deposited Plan 2829) either Large Lot Residential or Rural Lifestyle Zone to recognise east of district location and predominant character of small rural sites with residential units and structures at a low density compared to urban environments.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
300.6	Novo Group - Clare Dale	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P2	Oppose	Oppose RURZ-P2 in relation to General Rural zoning and 20ha minimum lot size. Allowing Rural Lifestyle zoning (RLZ) of the site would not be out of character with the surrounding environment, the Waimakariri/Eyre rivers form a natural boundary to the south of the site to which the RLZ could be extended to, and lots smaller than 20ha can provide for rural production activities. There are financial implications for landowners.	Rezone and map 650 Two Chain Road (legally described as Part Lot 1 Deposited Plan 2829) either Large Lot Residential or Rural Lifestyle Zone to recognise east of district location and predominant character of small rural sites with residential units and structures at a low density compared to urban environments.
300.7	Novo Group - Clare Dale	GRUZ - General Rural Zone	Objectives	GRUZ-O1	Oppose	Oppose GRUZ-O1 in relation to General Rural zoning and 20ha minimum lot size. Allowing Rural Lifestyle zoning (RLZ) of the site would not be out of character with the surrounding environment, the Waimakariri/Eyre rivers form a natural boundary to the south of the site to which the RLZ could be extended to, and lots smaller than 20ha can provide for rural production activities. There are financial implications for landowners.	Amend the planning maps to zone the land at 650 Two Chains Road (legally described as Part Lot 1 Deposited Plan 2829) either Rural Lifestyle Zone (RLZ) or Large Lot Residential Zone. Seek that the RLZ objectives and policies (RLZ-O1 and RLZ P1-P2) or LLRZ apply instead.
300.8	Novo Group - Clare Dale	GRUZ - General Rural Zone	Policies	GRUZ-P1	Oppose	Oppose GRUZ-P1 in relation to General Rural zoning and 20ha minimum lot size. Allowing Rural Lifestyle zoning (RLZ) of the site would not be out of character with the surrounding environment, the Waimakariri/Eyre rivers form a natural boundary to the south of the site to which the RLZ could be extended to, and lots smaller than 20ha can provide for rural production activities. There are financial implications for landowners.	Amend the planning maps to zone the land at 650 Two Chains Road (legally described as Part Lot 1 Deposited Plan 2829) either Rural Lifestyle Zone (RLZ) or Large Lot Residential Zone. Seek that the RLZ objectives and policies (RLZ- O1 and RLZ P1-P2) or LLRZ apply instead.
300.9	Novo Group - Clare Dale	GRUZ - General Rural Zone	Policies	GRUZ-P2	Oppose	Oppose GRUZ-P2 in relation to General Rural zoning and 20ha minimum lot size. Allowing Rural Lifestyle zoning (RLZ) of the site would not be out of character with the surrounding environment, the Waimakariri/Eyre rivers form a natural boundary to the south of the site to which the RLZ could be extended to, and lots smaller than 20ha can provide for rural production activities. There are financial implications for landowners.	Amend the planning maps to zone the land at 650 Two Chains Road (legally described as Part Lot 1 Deposited Plan 2829) either Rural Lifestyle Zone (RLZ) or Large Lot Residential Zone. Seek that the RLZ objectives and policies (RLZ-O1 and RLZ P1-P2) or LLRZ apply instead.
300.10	Novo Group - Clare Dale	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Oppose	Oppose GRUZ-R3 in relation to General Rural zoning and 20ha minimum lot size. Allowing Rural Lifestyle zoning (RLZ) of the site would not be out of character with the surrounding environment, the Waimakariri/Eyre rivers form a natural boundary to the south of the site to which the RLZ could be extended to, and lots smaller than 20ha can provide for rural production activities. There are financial implications for landowners.	Seeks that the Rural Lifestyle Zone rules (RLZ-R3) or Large Lot Residential Zone rules apply instead.
300.11	Novo Group - Clare Dale	GRUZ - General Rural Zone	Activity Rules	GRUZ-R41	Oppose	Oppose GRUZ-R41 in relation to General Rural zoning and 20ha minimum lot size. Allowing Rural Lifestyle zoning (RLZ) of the site would not be out of character with the surrounding environment, the Waimakariri/Eyre rivers form a natural boundary to the south of the site to which the RLZ could be extended to, and lots smaller than 20ha can provide for rural production activities. There are financial implications for landowners.	Seeks that the Rural Lifestyle Zone rules (RLZ-38) or Large Lot Residential apply instead.
300.12	Novo Group - Clare Dale	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Oppose	Opposes SUB-P2 in relation to General Rural zoning and 20ha minimum lot size. Lots smaller than 20ha can still provide for rural/ primary production activities.	No direct wording amendments sought.
300.13	Novo Group - Clare Dale	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Oppose	Oppose SUB-R10 in relation to General Rural zoning and 20ha minimum lot size. Allowing Rural Lifestyle zoning (RLZ) of the site would not be out of character with the surrounding environment, the Waimakariri/Eyre rivers form a natural boundary to the south of the site to which the RLZ could be extended to, and lots smaller than 20ha can provide for rural production activities. There are financial implications for landowners.	Seeks that SUB-S1 for Rural Lifestyle Zone or Large Lot Residential Zone apply instead.
301.1	Fiona Aston	LLRZ - Large Lot Residential Zone	General	General	Oppose	Oppose Large Lot Residential Zone (LLRZ) provisions. Rezone western portion of 22 Harewood Road, Oxford (refer to full submission for map) to LLRZ as this is consistent with relevant objectives and policies, including UFD-P3. An Outline Development Plan can be supplied. It will help to achieve sustainable growth and development of the District and meet the requirements of the National Policy Statement - Urban Development 2020. An additional LLRZ Overlay area will contribute to a more competitive land and housing market.	Rezone the western portion of 22 Harewood Road, Oxford (refer to full submission for map) to Large Lot Residential Zone (LLRZ), or otherwise apply a LLRZ Overlay.  Amend the relevant LLRZ provisions, including objectives and policies, to facilitate this.  Seek further or alternative amendments to be consistent with, and give effect to, the intent of this submission and the interests of the submitter.
301.2	Fiona Aston	Planning Maps	General	General	Oppose	Rezone western portion of 22 Harewood Road, Oxford (refer to full submission for map) to Large Lot Residential Zone (LLRZ) as this is consistent with relevant objectives and policies, including UFD-P3. An Outline Development Plan can be supplied. It will help to achieve sustainable growth and development of the District and meet the requirements of the National Policy Statement - Urban Development 2020. An additional LLRZ Overlay area will contribute to a more competitive land and housing market.	Rezone the western portion of 22 Harewood Road, Oxford (refer to full submission for map) to Large Lot Residential Zone (LLRZ), or otherwise apply a LLRZ Overlay.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
302.1	Gary Robert Marshall	Planning Maps	General	General	Oppose	<p>Rezone 104 Vicenza Drive, and San Dona, which is within the Mandeville Growth Boundary, to Large Lot Residential Zone (LLRZ) consistent with the rest of Mandeville. The current Rural Lifestyle Zone is not appropriate given the minimum lot size is 4ha yet most San Dona lots are 1.0 – 1.6ha.</p> <p>Rezoning would allow landowners to find a more practical use for the land than olives which was not financially viable at a commercial scale due to the unsuitable soil and climate.</p> <p>Most of San Dona's lots are suitable for consolidation via infill subdivision, which would be less maintenance and an efficient use of this land. It would provide for housing supply in a rural setting with established plantings and shelter, rather than via greenfield development. It would avoid urban sprawl, loss of productive rural land, and reverse sensitivity effects. It would provide landowners the option of financial support through selling a subdivided lot.</p> <p>San Dona has the same amenities as other LLRZ areas including three-waters reticulation, waste collection, street lighting, 50km/hr speed limit, and access via non-arterial roads. The area has a rural outlook, is near Mandeville's sports centre and commercial area. San Dona's infrastructure could accommodate growth and required upgrades would be funded by residents who choose to develop. With the Tram Rd - McHughes Rd - Bradleys Rd roundabout budgeted for, the area does not have any transport issues. The area has no tsunami risk, no sea level rise risk, and low earthquake risk. Flood risk is also low and Council has funding to divert the undercurrents (groundwater flows) away from Mandeville.</p> <p>The majority of San Dona landowners want it rezoned. Council's past residents survey suggested that was not the case however this survey was flawed.</p> <p>San Dona could achieve LLRZ-O1.</p>	Rezone 104 Vicenza Drive and San Dona to Large Lot Residential Zone, oppose the current Rural Lifestyle Zone.
303.1	Beca - Louisa Armstrong	Definitions	Definitions	Definition of critical infrastructure	Support	Support inclusion of fire stations, emergency coordination facilities and the supply and treatment of water for public supply in definition of 'critical infrastructure'.	Retain definition for 'critical infrastructure' as notified.
303.2	Beca - Louisa Armstrong	Definitions	Definitions	Definition of emergency	Support	Submitter has a role in all types of emergency response including those identified.	Retain definition of 'emergency' as notified.
303.3	Beca - Louisa Armstrong	Definitions	Definitions	Definition of emergency service	Amend	Support definition of 'emergency service', but amend reference to 'fire service' to 'Fire and Emergency New Zealand' to be consistent with the Fire and Emergency New Zealand Act 2017.	<p>Amend definition of 'emergency service':</p> <p>"means an authority or service that is responsible for the safety and welfare of people and property in the community during times of emergency that include, but are not necessarily limited to, <del>fire service</del> <u>Fire and Emergency New Zealand</u>, ambulance, police and emergency co-ordination authorities or services"</p>
303.4	Beca - Louisa Armstrong	Definitions	Definitions	Definition of emergency service facility	Support	Support definition of 'emergency service facility' as it encompasses a wide range of facilities and ancillary activities.	Retain definition of 'emergency service facility' as notified.
303.5	Beca - Louisa Armstrong	Definitions	General	General	Amend	Firefighter training is an essential activity. Seek provision for 'emergency services training activities' as permitted activities across all zones to better enable Fire and Emergency to achieve its statutory function by facilitating firefighting and emergency response (including training for such circumstances).	<p>Add definition for 'emergency services training activities':</p> <p><u>"means the training activities, operational support and other non-emergency activities undertaken by the New Zealand Police, Fire and Emergency New Zealand, and hospital and health services."</u></p>
303.6	Beca - Louisa Armstrong	Definitions	Definitions	Definition of natural hazard	Support	Supports the inclusion of fire in the 'natural hazard' definition and the use of the Resource Management Act 1991 definitions where available.	Retain the definition of 'natural hazard' as notified.
303.7	Beca - Louisa Armstrong	Definitions	Definitions	Definition of temporary activity	Amend	Seeks to exclude emergency services training activities from the 'temporary activity' definition to avoid doubt. Fire and Emergency often require outdoor temporary training events and has proposed a new definition for 'emergency services training activities'.	<p>Amend the definition of 'temporary activity':</p> <p>"Temporary activity excludes markets and other activities held on a regular basis such as daily, weekly, fortnightly, or monthly, and temporary events ancillary to domestic scale residential activities. <u>Temporary activity also excludes emergency services training activities.</u>"</p>
303.8	Beca - Louisa Armstrong	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Support	Supports SD-O3 as it recognises the need for critical infrastructure, which includes fire stations.	Retain SD-O3 as notified.
303.9	Beca - Louisa Armstrong	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O1	Support	Support EI-O1 as the objectives support and recognise the significance of critical infrastructures to the community.	Retain EI-O1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
303.10	Beca - Louisa Armstrong	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P1	Support	Support EI-P1 as it recognises the significance of infrastructures for communities as it serves as a lifeline utility during an emergency. Submitter support the provision of an adequate water supply for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. It is noted that providing for effective, resilient, efficient and safe water supply in new developments and throughout the region is a top priority.	Retain EI-P1 as notified.
303.11	Beca - Louisa Armstrong	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P5	Support	Support EI-P5	Retain EI-P5 as notified.
303.12	Beca - Louisa Armstrong	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P6	Support	Support EI-P6 as it ensures that radiocommunication pathways associated with critical infrastructure, emergency purposes and day to day operation of an emergency service, are not adversely affected by other activities and developments.	Retain EI-P6 as notified.
303.13	Beca - Louisa Armstrong	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R45	Support	Supports EI-R45 as any new building, excluding accessory buildings must be connected to a water supply, a wastewater system or stormwater infrastructure. Public drinking Water Supply defined by the Water Act 2021, is to provide the drinking water to the public via a reticulated system which exclude private water supplies, or a domestic self-supply. It is noted that the Council reticulated networks need to have appropriate firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice NZS PAS 4509:2008.The submitter supports that resource consent is required as a discretionary activity if a connection to a public drinking supply cannot be achieved.	Retain EI-R45 as notified.
303.14	Beca - Louisa Armstrong	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R46	Support	Support EI-R46 and the submitter noted that Engineering Code of Practice indicate that the water supply reticulation must comply with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008, particularly for firefighting flows, residual fire pressure and the spacing of hydrants, together with any additional requirements, including storage where applicable.	Retain EI-R46 as notified.
303.15	Beca - Louisa Armstrong	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R48	Support	Support EI-R48 as it reference to the Code of Practice which ensures that adequate firefighting water supply would provided for buildings otherwise it provides various solutions for the developments without the Council's reticulated network. Submitter supports the activity being a Restricted Discretionary Activity and its matter of discretion when not complying with EI-R48.	Retain EI-R48 as notified.
303.16	Beca - Louisa Armstrong	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD8	Support	Support EI-MD8.	Retain EI-MD8 as notified.
303.17	Beca - Louisa Armstrong	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD11	Support	Support EI-MD11. Where an activity does not comply with EI-R48, MD11 ensures that firefighting water supply is taken into consideration.	Retain EI-MD11 as notified.
303.18	Beca - Louisa Armstrong	TRAN - Ranga waka - Transport	Objectives	TRAN-O1	Support	Support TRAN-O1. An integrated transport system, particularly where critical infrastructure is located is important as a key factors in attending and responding to emergencies as set out in Statement of Performance Expectation.	Retain TRAN-O1 as notified.
303.19	Beca - Louisa Armstrong	TRAN - Ranga waka - Transport	Policies	TRAN-P1	Support	Support TRAN-P1 to the extent that it recognises the benefits of the importance of the function and responsibilities of the transport system, including those parts that form critical infrastructure, strategic infrastructure, regionally significant infrastructure as a lifeline utility during an emergency.	Retain TRAN-P1 as notified.
303.20	Beca - Louisa Armstrong	TRAN - Ranga waka - Transport	Policies	TRAN-P4	Support	Support TRAN-P4. Submitter notes that this policy direction needs to be backed up by rules, which permits new activities where this emergency access is provided for and is sufficient for the type of activity occurring in various zones.	Retain TRAN-P4 as notified.
303.21	Beca - Louisa Armstrong	TRAN - Ranga waka - Transport	Policies	TRAN-P11	Support	Support TRAN-P11 as it enables safe and efficient access and manoeuvring space which includes ease of access for emergency service vehicles when parking is provided. It is noted that parking may not be required due to the National Policy Standard on Urban Development.	Retain TRAN-P11 as notified.
303.22	Beca - Louisa Armstrong	TRAN - Ranga waka - Transport	Policies	TRAN-P13	Support	Support TRAN-P13 which enables activities within the transport system that seek to provide for, maintain or improve safety, in particular for critical infrastructure and for ease of access emergency service vehicles.	Retain TRAN-P13 as notified.



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303.23	Beca - Louisa Armstrong	TRAN - Ranga waka - Transport	Policies	TRAN-P15	Support	Support TRAN-P15 to the extent that it seeks to ensure that the effects of activities on the transport system do not compromise the safe and efficient operation of the transport network through providing for ease of access for emergency service vehicles.	Retain TRAN-P15 as notified.
303.24	Beca - Louisa Armstrong	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R6	Support	Support TRAN-R6 and new accessways to be designed to the standard of a road where new vehicle accessways in Residential Zones or Rural Zones serve six or more sites; or where vehicle movements on any new accessway will exceed 100 per day.	Retain TRAN-R6 as notified.
303.25	Beca - Louisa Armstrong	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O3	Support	Support EI-O3 as they support and recognise the significance of critical infrastructure to the community.	Retain EI-O3 as notified.
303.26	Beca - Louisa Armstrong	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O2	Support	Support EI-O2 as they support and recognise the significance of critical infrastructure to the community.	Retain EI-O2 as notified.
303.27	Beca - Louisa Armstrong	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S4	Amend	Seek to increase the minimum formed width for new vehicle accessways for 1-3 new residential units in Residential Zones, Special Purpose Zones (Kāinga Nohoanga, Pines Beach and Kairaki Regeneration) from 3m to 4m.	Amend TRAN-S4 by increasing the minimum formed width for new vehicle accessways for 1-3 new residential units in Residential Zones, Special Purpose Zones (Kāinga Nohoanga, Pines Beach and Kairaki Regeneration) from 3m to 4m.
303.28	Beca - Louisa Armstrong	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S8	Support	Support TRAN-S8 and the requirement for there to be minimum loading space and manoeuvring areas. The Code of Practice states that the hardstand area for a standard fire appliance should be no less than 4.5m in width and 11m in length. TRAN-APP4, turning area for large rigid truck outlines the sweep path and turning area for a large rigid truck. It is anticipated that for activities where large rigid trucks are provided for, fire appliances would be able to use the manoeuvring areas.	Supports the passing bays and the remainder of the minimum formed widths. Retain TRAN-S8 as notified.
303.29	Beca - Louisa Armstrong	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Support	Support the recognition that there is existing infrastructure within natural hazard overlays and where these will not exacerbate natural hazard risk to people and property and there is no reasonable alternative, they are able to be upgraded, maintained or replaced. Allowing this provides confidence that existing facilities can continue to operate into the future. Supports (3) providing for critical infrastructure in high flood hazard areas and high coastal flood hazard areas, where there is a functional or operational need for the location or route.	Retain NH-O2 as notified.
303.30	Beca - Louisa Armstrong	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Support	Support NH-P13 as it enables new critical infrastructure and the upgrading of existing critical infrastructure within high flood hazard areas where there is a functional or operational need and there is no practical alternative. Supports where the location and design of the new infrastructure is relative to the natural hazard risk and appropriate measures have been incorporated to allow for continued operation of the infrastructure and the natural hazard risk or transfer the risk to another site.	Retain NH-P13 as notified.
303.31	Beca - Louisa Armstrong	NH - Matepa mahorahora - Natural hazards	Policies	NH-P14	Support	Supports NH-P14, recognising that at times infrastructure will need to be located within fault overlays and the requirement to provide for infrastructure only where it does not increase the risk to life or property for a natural hazard event.	Retain NH-P14 as notified.
303.32	Beca - Louisa Armstrong	NH - Matepa mahorahora - Natural hazards	Policies	NH-P18	Support	Support the management of wildfire through restrictions on the planting of woodlots and shelter belts in. Wildfire pose significant risk to property and life therefore appropriate fire risk management are essential considerations in the district plan.	Retain NH-P18 as notified.
303.33	Beca - Louisa Armstrong	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Support	Support natural hazard sensitive activities in the various hazard overlays. Where the activity is not permitted, NH-MD1 sets out a number of general matters in which an activity will be assessed against. Where the activity becomes non-complying, additional matters are able to be assessed.	Retained NH-R2 as notified.
303.34	Beca - Louisa Armstrong	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Support	Supports the provision of critical infrastructure in the listed overlays. NH-MD3 sets out a number of matters of discretion which include the extent to which there is a functional need and operational need for infrastructure to be in that location.	Retain NH-R4 as notified.
303.35	Beca - Louisa Armstrong	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Support	Support the provision for above ground critical infrastructure in the natural hazard overlays listed. Where the permitted activity status cannot be met, the matters of discretion set out in NH-MD3 relate to the extent to which there is a function need and operational need for infrastructure to be in that location.	Retain NH-R6 as notified.
303.36	Beca - Louisa Armstrong	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R7	Support	Support the preventative mitigation of fire risk to property and life through the establishment of fire hazard setbacks in the Rural Zone. The proposed setback distances are supported. This is particularly important where property is located outside of a reticulated water network.	Retain NH-R7 as notified.
303.37	Beca - Louisa Armstrong	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R17	Support	Support the provision for above ground critical infrastructure in the Coastal Flood Assessment Overlay. NH-MD3 sets matters of discretion which includes the extent to which there is a functional need and operational need for that location for the infrastructure.	Retain NH-R17 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
303.38	Beca - Louisa Armstrong	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Support	Support SUB-O1 requiring that subdivision design supports community resilience to climate change and risk from natural hazards.	Retain SUB-O1 as notified.
303.39	Beca - Louisa Armstrong	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O2	Support	Support SUB-O2 providing for infrastructure and transport that is a well-connected transport system for all modes.	Retain SUB-O2 as notified.
303.40	Beca - Louisa Armstrong	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Support	Support SUB-P3 seeking to ensure subdivision in Residential, Commercial and Mixed Use, and Open Space and Recreation Zones promotes water conservation and on-site collection of rainwater for non-potable use.	Retain SUB-P3 as notified.
303.41	Beca - Louisa Armstrong	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	Support Outline Development Plan (ODP) criteria, where they must set out the future roading network and areas for infrastructure and seek inclusion of firefighting water supply in accordance with the Code of Practice included as ODPs criteria.	Amend SUB-P6: "... <u>m. PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</u> "
303.42	Beca - Louisa Armstrong	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Support	Support SUB-P8 requiring adequate water supply.	Retain SUB-P8 as notified.
303.43	Beca - Louisa Armstrong	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Support	Support SUB-R2 as a controlled activity for subdivision provided subdivision can comply with the relevant standards, which includes water supply for firefighting.  Where compliance is not achieved, the activity status is set out in the relevant standard.	Retain SUB-R2 as notified.
303.44	Beca - Louisa Armstrong	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD6	Support	Support SUB-MDC6, including 'the quantity, security and potability of the water and means, locations and design of supply, including a. for fire-fighting purposes; and b. the location scale, construction and environment, including public health, effects of water supply infrastructure and the adequacy of existing supply systems outside the subdivision'.  This means water for fire-fighting purposes must be taken into consideration when assessing an application for subdivision.	Retain SUB-MDC6 as notified.
303.45	Beca - Louisa Armstrong	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S11	Support	Support SUB-S11 requiring firefighting water supply in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.  Direct reference to the Code of Practice assures Fire and Emergency that residential units will either be connected to a reticulated supply or be required to have an alternative supply in accordance with the Code of Practice.	Retain SUB-S11 as notified.
303.46	Beca - Louisa Armstrong	LIGHT - Turamarama - Light	Activity Rules	LIGHT-R1	Support	Fire and Emergency may require lighting in emergency responses and support this as a permitted activity.	Retain LIGHT-R1 as notified.
303.47	Beca - Louisa Armstrong	NOISE - Te orooro - Noise	Activity Rules	NOISE-R5	Support	Support NOISE-R5 for noise from helicopter movements for emergency purposes.	Retain NOISE-R5 as notified.
303.48	Beca - Louisa Armstrong	NOISE - Te orooro - Noise	Activity Rules	NOISE-R8	Support	Fire and Emergency support NOISE-R8 as the proposed rule provides for existing and future noise from stations. Emergency sirens are crucial for prompt emergency responses and a critical backup to Fire and Emergency pager systems. A siren can be most effective to alert volunteers who generally live and work in close to fire stations. Sirens also provide assurance to people who have made the call that help is on the way.	Retain NOISE-R8 as notified.
303.49	Beca - Louisa Armstrong	TEMP - Nga mahi taupua - Temporary activities	Activity Rules	General	Amend	Seeks a new provision which would enable temporary emergency management training activities, as these should be recognised and enabled through the higher threshold of tolerance for temporary adverse amenity affects. Emergency services often require training in various areas and, while these are temporary activities, the catch all rules should not need to include emergency management training activities, as these are different to what may typically be included in this catch all rule.	Adopt new provision as below:  "TEMP-RX – Emergency Services Training Activities <u>All Zones</u> <u>Activity status: PER</u> <u>Where:</u> <u>1. the maximum duration of the activity is 31 consecutive days at any one site;</u> <u>2. the activity is not located in any SNA;</u> <u>3. the site is restored to the same condition as prior to the temporary activity within seven days of that activity ceasing.</u>  <u>Activity status when compliance with TEMP-R5 (1) not achieved: CON</u> <u>Activity status when compliance with TEMP-R5 (2) or (3) not achieved: RDIS</u>  <u>Matters of control or discretion are restricted to:</u> <u>TEMP-MD1 - Character and amenity values</u> <u>TEMP-MD2 - Transport</u> <u>TEMP-MD3 - Site alteration, disturbance and remediation</u> <u>TEMP-MD4 - Public safety and security"</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
303.50	Beca - Louisa Armstrong	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O4	Support	Support the provision for small-scale non-residential activities that take place in residential areas to support the function of local communities. Emergency service facilities should be enabled as they support the function of local communities.	Retain RESZ-O4 as notified.
303.51	Beca - Louisa Armstrong	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P6	Amend	<p>The primary purpose of residential zones is to provide for residential activities. However, non-residential activities such as fire stations and other emergency service facilities provide a benefit to communities, by enabling fast response times to emergencies, and effects of these facilities can often be anticipated and managed.</p> <p>There is overarching policy guidance which indicates that emergency services, which are critical infrastructure, should be provided for. Seek emergency service facilities to be provided for throughout the region.</p>	<p>Amend RESZ-P6:</p> <p>"Non-residential activities are provided for in a manner that: ... 3. recognise that the following non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects: a. community facilities; b. educational facilities; and c. childcare facilities; d. <u>Emergency service facilities.</u>"</p>
303.52	Beca - Louisa Armstrong	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R19	Support	<p>Support the provision of Emergency service facilities in the Large Lot Residential Zone as the effects of the facility can be mitigated and is otherwise anticipated in the residential zones.</p> <p>Compliance is still required with the various built form standards; however the matters of discretion should be able to be matters of control instead.</p>	Retain LLRZ-R19 as notified.
303.53	Beca - Louisa Armstrong	GRZ – General Residential Zone	Activity Rules	GRZ-R28	Amend	Propose a new rule to enable emergency service facilities as a permitted activity in the General Residential Zone. Compliance would still be required with built form standards.	<p>Insert new provision:</p> <p><u>"GRZ-RX Emergency service facility Activity Status: Permitted"</u></p>
303.54	Beca - Louisa Armstrong	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R28	Amend	Propose new rule to enable emergency service facilities as a permitted activity in Medium Density Residential Zone. Compliance would still be required with built form standards.	<p>Insert new provision:</p> <p><u>"MRZ-RX Emergency service facility Activity Status: Permitted"</u></p>
303.55	Beca - Louisa Armstrong	SETZ – Settlement Zone	Activity Rules	SETZ-R30	Oppose	Propose new rule to enable emergency service facilities as a permitted activity in Settlement Zone. Compliance would still be required with built form standards.	<p>Insert new provision:</p> <p><u>"SETZ-RX Emergency service facility Activity Status: Permitted"</u></p>
303.56	Beca - Louisa Armstrong	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O2	Support	<p>Support RURZ-O2 including activities with a functional need to be located in the Rural Zones.</p> <p>Fire stations and emergency service facilities may need to locate in rural areas so volunteers can get to the stations and then attend emergencies within the times set out in the Statement of Performance Expectations.</p>	Retain RURZ-O2 as notified.
303.57	Beca - Louisa Armstrong	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P3	Amend	<p>Support activities being located in rural areas that directly support the health, safety and wellbeing of people living within the rural community.</p> <p>Fire stations are able to be designed and have effects that would either be anticipated in the rural zone or otherwise can be mitigated.</p> <p>Seek Emergency service facilities are specifically referenced within RURZ-P3 to provide clearer guidance in accordance with the general policies of the Proposed District Plan.</p>	<p>Amend RURZ-P3:</p> <p>"Activities that directly support the health, safety and well-being of people living within the rural community, <u>including emergency service facilities</u>, are provided for in circumstances where they: 1. will not limit or constrain the operation of primary production activities or result in adverse effects on sensitive activities; ..."</p>
303.58	Beca - Louisa Armstrong	GRUZ - General Rural Zone	Activity Rules	GRUZ-R23	Oppose	<p>Acknowledge the purpose of the General Rural Zone (GRUZ) to provide for primary production and compatible activities but Discretionary Activity status is of concern as fire stations are located in most zones, including the GRUZ. Fire station effects can generally be managed within the site boundaries and not likely to limit or constrain the operation of primary production.</p> <p>Seek an activity status of Permitted for Emergency Service Facilities in the GRUZ.</p> <p>Compliance would still be required with built form standards.</p>	<p>Amend GRUZ-R23:</p> <p>"Activity Status: <u>Discretionary Permitted</u>"</p>
303.59	Beca - Louisa Armstrong	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R24	Amend	<p>Acknowledge primary purpose of the Rural Lifestyle Zone is for primary production and compatible activities, recognising the predominant character from smaller sites, however, discretionary activity status is a concern. Effects of fire stations can generally be managed within site boundaries and not likely to limit primary production.</p> <p>Seek activity status of Permitted for Emergency Service Facilities in the General Rural Zone. Compliance would still be required with built form standards</p>	<p>Amend RLZ-R24:</p> <p>"Activity Status: <u>Discretionary Permitted</u>"</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
303.60	Beca - Louisa Armstrong	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O2	Support	Support CMUZ-O2 in the Commercial and Mixed Use zones as it seeks to have an urban form, scale and design that recognises the functional and operational requirements of all activities within these zones.	Retain CMUZ-O2 as notified.
303.61	Beca - Louisa Armstrong	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P8	Support	Support decision to discourage activities which may give rise to the listed effects in CMUZ-P8. Considers effects of emergency service facilities have been anticipated by these zones and can be mitigated.	Retain CMUZ-P8 as notified.
303.62	Beca - Louisa Armstrong	NCZ - Neighbourhood Centre Zone	Objectives	NCZ-O1	Support	Support NCZ-O1 to the extent that it provides for a range of activities that support immediate or nearby residential neighbourhoods.	Retain NCZ-O1 as notified.
303.63	Beca - Louisa Armstrong	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R3	Support	Support inclusion of emergency service facilities as a permitted activity in the Neighbourhood Centre Zone.	Retain NCZ-R3 as notified.
303.64	Beca - Louisa Armstrong	LCZ - Local Centre Zone	Activity Rules	LCZ-R3	Support	Support inclusion of emergency service facilities as a permitted activity in the Local Centre Zone.	Retain LCZ-R3 as notified.
303.65	Beca - Louisa Armstrong	LFRZ - Large Format Retail Zone	Objectives	LFRZ-O1	Support	Support LFRZ-O1 to the extent that the zone is enabling activities that do not take away from the Large Format Retail Zones.	Retain LFRZ-O1 as notified.
303.66	Beca - Louisa Armstrong	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R7	Support	Support the inclusion of emergency service facilities in the Large Format Retail Zone.	Retain LFRZ-R7 as notified.
303.67	Beca - Louisa Armstrong	MUZ - Mixed Use Zone	Activity Rules	MUZ-R3	Support	Support inclusion of emergency service facilities in the Mixed-Use Zone as a Permitted activity.	Retain MUZ-R3 as notified.
303.68	Beca - Louisa Armstrong	TCZ - Town Centre Zone	Activity Rules	TCZ-R6	Support	Support inclusion of emergency service facilities in the Town Centre Zone as a Permitted activity.	Retain TCZ-R6 as notified.
303.69	Beca - Louisa Armstrong	INZ - General Objectives and Policies for all Industrial Zones	Objectives	INZ-O2	Support	Support Industrial Zones providing for activities which meet the needs of industrial activities.	Retain INZ-O2 as notified.
303.70	Beca - Louisa Armstrong	INZ - General Objectives and Policies for all Industrial Zones	Policies	INZ-P1	Support	Support emergency services being provided for in the industrial zones, outside of the Heavy Industrial Zones.	Retain INZ-P1 as notified.
303.71	Beca - Louisa Armstrong	LIZ - Light Industrial Zone	Activity Rules	LIZ-R8	Support	Support inclusion of emergency service facilities in the Light Industrial Zone.	Retain LIZ-R8 as notified.
303.72	Beca - Louisa Armstrong	GIZ - General Industrial Zone	Policies	GIZ-P1	Support	Support provision for other compatible activities within the Industrial Zones which support the primary function of the zone. Fire stations and emergency service facilities are compatible activities within this zone.	Retain GIZ-P1 as notified.
303.73	Beca - Louisa Armstrong	GIZ - General Industrial Zone	Activity Rules	GIZ-R8	Support	Support inclusion of emergency service facilities in the General Industrial Zone.	Retain GIZ-R8 as notified.
303.74	Beca - Louisa Armstrong	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R13	Amend	Support emergency service facilities being located in Industrial zones (including the General Industrial and Light Industrial) and seek a provision providing for them in the Heavy Industrial Zone as a Permitted activity. Compliance would still be required with built form standards. From a reverse sensitivity perspective, a fire station is likely to have little effects in terms of noise and traffic movements.	Insert new provision: <u>"HIZ-RX Emergency service facility Activity Status: Permitted"</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
303.75	Beca - Louisa Armstrong	SARZ - Sport and Active Recreation Zone	Activity Rules	SARZ-R18	Amend	Amend activity status of a new emergency service facility in the Sport and Active Recreation Zone from discretionary to restricted discretionary.	Amend SARZ-R18:  "SARZ-R18 Emergency Service Facility Activity status: <del>DIS</del> <u>RDIS</u>  <u>Matters of Discretion Restricted to:</u> <u>OSRZ-MCD1 – Boundary Setbacks</u> <u>OSRZ-MCD2 – Height</u> <u>OSRZ-MCD3 – Outdoor Storage</u> <u>OSRZ-MCD5 – Height in relation to boundary</u> <u>OSRZ-MCD7 – Scale and nature of the activity or facility</u> <u>OSRZ-MCD8 – Coverage</u> <u>OSRZ-MCD9 – Traffic generation and access"</u>
303.76	Beca - Louisa Armstrong	NOSZ – Natural Open Space Zone	Activity Rules	NOSZ-R21	Amend	Amend activity status of a new emergency service facility in the Natural Open Space Zone from discretionary to restricted discretionary.	Amend NOSZ-R21:  "NOSZ-R21 Emergency Service Facility Activity status: <del>DIS</del> <u>RDIS</u>  <u>Matters of Discretion Restricted to:</u> <u>OSRZ-MCD1 – Boundary Setbacks</u> <u>OSRZ-MCD2 – Height</u> <u>OSRZ-MCD3 – Outdoor Storage</u> <u>OSRZ-MCD5 – Height in relation to boundary</u> <u>OSRZ-MCD7 – Scale and nature of the activity or facility</u> <u>OSRZ-MCD8 – Coverage</u> <u>OSRZ-MCD9 – Traffic generation and access"</u>
303.77	Beca - Louisa Armstrong	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R21	Support	Support the inclusion of Emergency Service Facilities within the Special Purpose Zone - Kāinga Nohoanga as a permitted activity.	Retain SPZ(KN)-R21 as notified.
303.78	Beca - Louisa Armstrong	KR - Kaiapoi Regeneration	Activity Rules	SPZ(KR)-R19	Support	Support the inclusion of Emergency Service Facilities within the Special Purpose Zone - Kaiapoi Regeneration as a permitted activity.	Retain SPZ(KR)-R19 as notified.
303.79	Beca - Louisa Armstrong	MCC - Museum and Conference Centre	Activity Rules	SPZ(MCC)-R5	Support	Support inclusion of Emergency Service Facilities within the Museum and Conference Centre Zone as a permitted activity.	Retain SPZ(MCC)-R5 as notified.
303.80	Beca - Louisa Armstrong	WR - West Rangiora	Policies	DEV-WR-P1	Support	Support the proposed future development areas, as they require water supply to be shown to be sufficient to support the proposed development.	Retain DEV-WR-P1 as notified.
303.81	Beca - Louisa Armstrong	WR - West Rangiora	Development Areas Standards	DEV-WR-S1	Support	Support inclusion that infrastructure within the development area will be required to meet firefighting flows as set out in the Code of Practice, as well having on demand water schemes to have the required capacity, and all water pressure within the piped network being maintained at correct limits at all times.	Retain DEV-WR-S1 as notified.
303.82	Beca - Louisa Armstrong	NER - North East Rangiora	Policies	DEV-NER-P1	Support	Support the proposed future development areas, as they require water supply to be shown to be sufficient to support the proposed development.	Retain DEV-NER-P1 as notified.
303.83	Beca - Louisa Armstrong	NER - North East Rangiora	Development Areas Standards	DEV-NER-S1	Support	Support the inclusion that water supply infrastructure within the development area will be required to meet firefighting flows as set out in the Code of Practice, as well having on demand water schemes to have the required capacity, and all water pressure within the piped network being maintained at correct limits at all times.	Retain DEV-NER-S1 as notified.
303.84	Beca - Louisa Armstrong	SER - South East Rangiora	Policies	DEV-SER-P1	Support	Support the proposed future development areas, as they require water supply to be shown to be sufficient to support the proposed development.	Retain DEV-SER-P1 as notified.
303.85	Beca - Louisa Armstrong	SER - South East Rangiora	Development Areas Standards	DEV-SER-S1	Support	Support the inclusion that water supply infrastructure within the development area will be required to meet firefighting flows as set out in the Code of Practice, as well having on demand water schemes to have the required capacity, and all water pressure within the piped network being maintained at correct limits at all times.	Retain DEV-SER-S1 as notified.
303.86	Beca - Louisa Armstrong	K - Kaiapoi	Policies	DEV-K-P1	Support	Support the proposed future development areas, as they require water supply to be shown to be sufficient to support the proposed development.	Retain DEV-K-P1 as notified.
303.87	Beca - Louisa Armstrong	K - Kaiapoi	Development Areas Standards	DEV-K-S1	Support	Support the inclusion that water supply infrastructure within the development area will be required to meet firefighting flows as set out in the Code of Practice, as well having on demand water schemes to have the required capacity, and all water pressure within the piped network being maintained at correct limits at all times.	Retain DEV-K-S1 as notified.
304.1	Jeff Alford	RLZ - Rural Lifestyle Zone	General	General	Support	Supports the current rural zoning of Ohoka, specifically the San Dona Subdivision, because of the space and lack of intense housing and neighbours. Does not want to live through construction, noise and population increases, and be surrounded by large houses, large lawns and neighbours who complain about farm animals. Prefers new infrastructure in a new development than carving up what is established.	Seeks for the zoning of San Dona Subdivision area to remain rural.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
305.1	Marie Bax	SUB - Wawahia whenua - Subdivision	General	General	Amend	Rezone 128 Baynons Road, Clarkville to Rural Lifestyle Zone (RLZ). The property's soil composition means commercial crop production is not financially viable. The land cannot sustain viable horticultural or agricultural activities. The property's primary use is intermittent grazing of cattle and horses with supplementary feed. To the east of the property is the RLZ, to the west is 4ha lots (yet this area is within the General Rural Zone (GRUZ)), to the south is the Waimakariri River, and to the north is Harpers Road. Baynons Road consists of 17 approximately 4ha properties within the RLZ, except for 128 Baynons Road, which is within the GRUZ. Harpers Road currently has 13 approximately 4ha properties adjacent to 128 Baynons Road. This leaves 128 Baynons Road between 30 approximately 4ha properties. 128 Bayons Road should be within the RLZ as it does not meet the GRUZ requirements of supporting primary production as a standalone property.	Rezone 128 Baynons Road, Clarkville (Lot 3DP 36137) to Rural Lifestyle Zone for consistency with the surrounding properties.
306.1	Robert Kimber	RLZ - Rural Lifestyle Zone	General	General	Amend	Oppose the Rural Lifestyle Zone description as the purpose of the zone is not to provide for primary productive activities but rather to provide for predominant rural lifestyle use while enabling primary production.	Amend the Rural Lifestyle Zone description and subsequent objectives and policies to recognise the predominant use for rural lifestyle living activities and to ensure that the role, function and predominant character and amenity of the zone is not compromised by incompatible activities.
306.2	Robert Kimber	Planning Maps	General	General	Support	Support the proposed rezoning of 166 Jeffs Drain Road to Rural Lifestyle Zone (RLZ) as the existing activities and character of the surrounding area is consistent with the RLZ description in the National Planning Standards being areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural and Rural Production zones, while still enabling primary production to occur.	Retain Rural Lifestyle zoning for 166 Jeffs Drain Road, Ohoka and the subsequent parcels created by LT Plan 564981.
306.3	Robert Kimber	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Oppose	The ability to provide for primary production is constrained on a 4ha site. The MRB Rural Production Advice - Rural Land zoning states that with a general lack of expertise and scale, production off these properties is generally sub-optimal, and a large proportion of the land is used for domestic purposes. 4ha lot size is more than what is necessary for a residential lifestyle within a rural environment and a smaller lot size would better meet the demand/need for rural lifestyle living. Other Proposed District Plans prepared under the National Planning Standard provide for minimum lot sizes for Rural Lifestyle Zone less than 4ha. Suggest a minimum lot size of 1ha is appropriate.	Reduce the minimum lot size within the Rural Lifestyle Zone to 1ha.
306.4	Robert Kimber	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S1	Neutral	Generally support the Natural Hazard Chapter however concerned regarding the Flood Assessment Certificate potentially being inaccurate. Recommend that ground survey data is utilised instead of LIDAR data. Would Council's Flood Assessment Certificate be peer reviewed and how can the findings in the Flood Assessment be challenged?	Ensure the Flood Assessment Certificate is as accurate as practically possible.
307.1	Malcolm Hanrahan	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Amend	Concerned around the looseness of the rules relating to matters around subdivision. Appears insufficient consideration has been given towards how the rules work in specific situations. SUB-S1, Table SUB-1 requires in the General Residential Zone a frontage (excluding rear lots) of 15m. There is no definition in the plan for what constitutes a rear lot and what determines its frontage. Questions how these requirements would work at a cul-de-sac head. For the lots not serviced by an accessway, are these front or rear lots?	Consider and amend, as required: - Consider how subdivision rules work in specific situations. - Provide a definition for 'rear allotments'. - Consider changing frontage requirements to allow allotments to be better designed around cul-de-sac heads.
307.2	Malcolm Hanrahan	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Amend	In Table SUB-1 rural lots are excluded from net site areas which is appropriate. However, the reference to "net site area" is included in several rules relating to rural allotments, for example, GRUZ-R3.  If one works through specific situations of net site areas in rural zones, the concept falls apart. Notes proposed Plan Change in 2008, which tried to introduce net site areas in the rural zone proved to be troublesome and was discarded.  No strong definition of what constitutes a rear allotment.	Further consider how the subdivision rules work in specific situations.  Delete all references to net site areas in the rural allotments.
307.3	Malcolm Hanrahan	GRUZ - General Rural Zone	Activity Rules	GRUZ-R41	Amend	GRUZ-R3 provides, as a permitted activity, a residential unit on a site less than 20ha, if a number of requirements are met, namely the lot is existing or was approved by subdivision prior to notification of the plan.  GRUZ-R41 states that a residential unit located on a site less than 20ha is a non complying activity. There is no reference to the exemptions provided by GRUZ-R3 and these rules are in conflict.	Consider and amend, as required: - Further consider how the subdivision rules work in specific situations. - Consider if GRUZ-3 and GRUZ-41 conflict each other.
307.4	Malcolm Hanrahan	General	General	General	Amend	Notes in the past when notification of a District Plan took full immediate legal effect, users of the plan started working with the plan from notification which provided opportunity to understand how the plan worked prior to close of submissions. This has not occurred for the current Proposed District Plan anywhere near to the extent it may have in the past.  Lack of time for consultants to review the whole Proposed District Plan in detail.	Council should not put as much reliance on submission feedback to highlight working issues with specific rules, as they may have done so in the past.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
308.1	Reece Stuart MacDonald	MILL - Mill Road Ohoka	Activity Rules	DEV-MILL-R1	Oppose	Oppose potential future development of the alternate Public Road in the position shown on DEV-MILL-APP1 if Kintyre Lane is not formed as a Public Road. During the development of Plan Change 17 submitter considered development of Kintyre Lane as a Public Road to provide for future growth and development is practical and sensible. Submitter's property adjoins the land proposed as the alternate Public Road. Development of this would have adverse effect on use and enjoyment of the property. Seek deletion of alternative Public Road from the Outline Development Plan and amendments to associated Rules and Built Form Standards. Kintyre Lane aligns well with present extent of development and has been substantially formed and provides adequate access, and has room to be a character street with landscaping and planting, and be primary pedestrian and cycle route. The alternate Public Road was only provided as a response to differing views between landowners regarding future upgrade of Kintyre Lane, and results in a portion of Kintyre Lane becoming redundant land. The alternate Public Road will result in significant traffic, noise and security effects which submitter's property was not designed for. The alternate road would also complicate ability to trim a boundary hedge, the hedging and buildings will not align with the Built Form Standards, and will not provide amenity and character.	<p>Delete the potential Character Street with Landscaping and Planting provisions from DEV-MILL-APP1 if Kintyre Lane is not formed as a Public Road.</p> <p>Delete the potential Primary Pedestrian and Cycle Route if Kintyre Lane is not formed as a Public Road.</p> <p>Amend the activity status when compliance not achieved to non-complying.</p>
308.2	Reece Stuart MacDonald	MILL - Mill Road Ohoka	Appendix	DEV-MILL-APP1	Amend	Oppose the illustration of a new public road extending off Mill Road in the locality shown in the event that Kintyre Lane is not formed as a public road.	<p>Delete the potential Character Street with Landscaping and Planting provisions from DEV-MILL-APP1 if Kintyre Lane is not formed as a public road.</p> <p>Delete the potential Primary Pedestrian and Cycle Route from DEV-MILL-APP1 if Kintyre Lane is not formed as a public road.</p>
308.3	Reece Stuart MacDonald	MILL - Mill Road Ohoka	Built Form Standards	DEV-MILL-BFS2	Amend	Support DEV-MILL-BFS2 in so far as there shall be no increase in the number of allotments with vehicle access to Kintyre Lane until it is vested as a Public Road. Further support a maximum of only one Public Road connecting to Mill Road and seek that this must be Kintyre Lane. Oppose the potential future development of a Public Road in the position shown on DEV-MILL-APP1 if Kintyre Lane is not formed as a Public Road. During the development of Plan Change 17 submitter considered development of Kintyre Lane as a Public Road to provide for future growth and development is practical and sensible. Submitter's property adjoins the land proposed as the alternate Public Road. Development of this would have adverse effect on use and enjoyment of the property. Seek deletion of alternative Public Road from the Outline Development Plan and amendments to associated Rules and Built Form Standards. Kintyre Lane aligns well with present extent of development and has been substantially formed and provides adequate access, and has room to be a character street with landscaping and planting, and be primary pedestrian and cycle route. The alternate Public Road was only provided as a response to differing views between landowners regarding future upgrade of Kintyre Lane, and results in a portion of Kintyre Lane becoming redundant land. The alternate Public Road will result in significant traffic, noise and security effects which submitter's property was not designed for. The alternate road would also complicate ability to trim a boundary hedge, the hedging and buildings will not align with the Built Form Standards, and will not provide amenity and character.	Amend DEV-MILL-BFS2 to require provision for a road connection to the lands to the north in the location identified on DEV-MILL-APP1 only in the event that Kintyre Lane is formed as a Public Road.
309.1	Helen Pickles - on behalf of Hellers Limited	Planning Maps	General	General	Support	Support General Industrial Zone for Hellers Meat Factory at 67 Main North Road, 9 Neeves Road and 15 Neeves Road. It will provide for the current use and operational efficiency, and is more efficient, effective and appropriate than current rural zoning. Note the site is well connected to the surrounding road network and provides a logical extension to the General Industrial Zone.	Retain the General Industrial Zone of the sites legally described as Pt LOT 2 DP 16617, LOT 1 DP 16617, and Pt LOT 3 DP 21376, as notified.
309.2	Helen Pickles - on behalf of Hellers Limited	General	General	General	Support	Support all Proposed District Plan provisions.	Retain all Proposed District Plan provisions as notified.
309.3	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R1	Support	Support GIZ-R1.	Retain GIZ-R1 as notified.
309.4	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R2	Support	Support GIZ-R2.	Retain GIZ-R2 as notified.
309.5	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R3	Support	Support GIZ-R3.	Retain GIZ-R3 as notified.
309.6	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R4	Support	Support GIZ-R4.	Retain GIZ-R4 as notified.
309.7	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R5	Support	Support GIZ-R5.	Retain GIZ-R5 as notified.
309.8	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R6	Support	Support GIZ-R6.	Retain GIZ-R6 as notified.
309.9	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R7	Support	Support GIZ-R7.	Retain GIZ-R7 as notified.



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309.10	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R8	Support	Support GIZ-R8.	Retain GIZ-R8 as notified.
309.11	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R9	Support	Support GIZ-R9.	Retain GIZ-R9 as notified.
309.12	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R10	Support	Support GIZ-R10.	Retain GIZ-R10 as notified.
309.13	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R11	Support	Support GIZ-R11.	Retain GIZ-R11 as notified.
309.14	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R12	Support	Support GIZ-R12.	Retain GIZ-R12 as notified.
309.15	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R13	Support	Support GIZ-R13.	Retain GIZ-R13 as notified.
309.16	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R14	Support	Support GIZ-R14.	Retain GIZ-R14 as notified.
309.17	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R15	Support	Support GIZ-R15.	Retain GIZ-R15 as notified.
309.18	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R16	Support	Support GIZ-R16.	Retain GIZ-R16 as notified.
309.19	Helen Pickles - on behalf of Hellers Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R17	Support	Support GIZ-R17.	Retain GIZ-R17 as notified.
310.1	NZ Agricultural Aviation Association - Bill MacGregor	NOISE - Te orooro - Noise	Activity Rules	NOISE-R4	Amend	NOISE-R4 should not apply to intermittent agricultural aviation movements ancillary to primary production activities. The rule would be extremely limiting for helicopters operating in the rural zone as weather conditions mean that many operations occur before 8am or after 6pm. Agricultural aviation supports primary production and has a functional need to operate in the Rural Zone and creates short-term and intermittent noise effects so it is consistent with the policy framework for the Rural Zone. Given the direction of the objectives and policies, there should be an exclusion for helicopter movements for intermittent primary production activities such as application of fertilisers, spray or frost protection.	Amend NOISE-R4 by adding an exclusion:  "Except that NOISE-R4 will not apply to intermittent helicopter movements for primary production activities such as application of fertilisers, spray or frost protection."
310.2	NZ Agricultural Aviation Association - Bill MacGregor	NOISE - Te orooro - Noise	Activity Rules	NOISE-R7	Amend	Supports recognition of temporary mobile or intermittent agriculture activities that generate noise but there should be explicit recognition of noise from agricultural aviation activities.	Amend NOISE-R7:  "Temporary, mobile or intermittent agriculture activities emitting noise for cultivation, application of fertiliser, planting, harvesting, use of agricultural vehicles or equipment, <u>including aircraft</u> , and movement, handling and transport of livestock".
310.3	NZ Agricultural Aviation Association - Bill MacGregor	NOISE - Te orooro - Noise	Activity Rules	NOISE-R13	Amend	NOISE-R13 lists purposes for the use of Rangiora Airfield. Agricultural aviation should be listed as an activity that operates from Rangiora Airfield.	Amend NOISE-R13(1) by adding new clause:  "e. as a base for agricultural aviation operations".
310.4	NZ Agricultural Aviation Association - Bill MacGregor	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ—O2	Support	Supports inclusion of activities that directly support primary production.	Retain RURZ-O1 as notified.
310.5	NZ Agricultural Aviation Association - Bill MacGregor	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ—P1	Support	Supports recognition that there can be seasonal, short term or intermittent noise as a result of primary production activities.	Retain RURZ-P1(2) as notified.
310.6	NZ Agricultural Aviation Association - Bill MacGregor	GRUZ - General Rural Zone	Activity Rules	GRUZ-R2	Amend	Supports provision for primary production, however there should also be inclusion of activities that are ancillary to primary production, including agricultural aviation operations, as a permitted activity.	Amend GRUZ-R2:  "GRUZ-R2 Primary production <u>and ancillary activities</u> ".
310.7	NZ Agricultural Aviation Association - Bill MacGregor	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R2	Amend	Supports provision for primary production, however there should also be inclusion of activities that are ancillary to primary production, including agricultural aviation operations, as a permitted activity.	Amend RLZ-R2:  "RLZ-R2 Primary production <u>and ancillary activities</u> ".
311.1	Helen Pickles - on behalf of Domett Properties Limited	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle Zone for Lot 1 DP 44992 BLK XV RANGIORA SD and Lot 2 DP 44992, and seek General Industrial Zone (GIZ). This zoning is considered to be more efficient, effective and appropriate as it is well connected to the GIZ and surrounding road network, and provides a logical extension.	Rezone the land bounded by Neeves Road, Main North Road and Christchurch Northern Motorway (Lot 1 DP 44992 BLK XV RANGIORA SD and Lot 2 DP 44992) as General Industrial Zone.
311.2	Helen Pickles - on behalf of Domett Properties Limited	General	General	General	Support	Support all Proposed District Plan provisions.	Retain all Proposed District Plan provisions as notified.

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311.3	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Objectives	GIZ-O1	Support	Support GIZ-O1.	Retain GIZ-O1 as notified.
311.4	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Policies	GIZ-P1	Support	Support GIZ-P1.	Retain GIZ-P1 as notified.
311.5	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Policies	GIZ-P2	Support	Support GIZ-P2.	Retain GIZ-P2 as notified.
311.6	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R1	Support	Supports GIZ-R1.	Retain GIZ-R1 as notified.
311.7	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R2	Support	Support GIZ-R2.	Retain GIZ-R2 as notified.
311.8	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R3	Support	Support GIZ-R3.	Retain GIZ-R3 as notified.
311.9	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R4	Support	Support GIZ-R4.	Retain GIZ-R4 as notified.
311.10	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R5	Support	Support GIZ-R5.	Retain GIZ-R5 as notified.
311.11	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R6	Support	Support GIZ-R6.	Retain GIZ-R6 as notified.
311.12	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R7	Support	Support GIZ-R7.	Retain GIZ-R7 as notified.
311.13	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R8	Support	Support GIZ-R8.	Retain GIZ-R8 as notified.
311.14	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R9	Support	Support GIZ-R9.	Retain GIZ-R9 as notified.
311.15	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R10	Support	Support GIZ-R10.	Retain GIZ-R10 as notified.
311.16	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R11	Support	Support GIZ-R11.	Retain GIZ-R11 as notified.
311.17	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R12	Support	Supports GIZ-R12.	Retain GIZ-R12 as notified.
311.18	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R13	Support	Support GIZ-R13.	Retain GIZ-R13 as notified.
311.19	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R14	Support	Support GIZ-R14.	Retain GIZ-R14 as notified.
311.20	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R15	Support	Support GIZ-R15.	Retain GIZ-R15 as notified.
311.21	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R16	Support	Support GIZ-R16.	Retain GIZ-R16 as notified.
311.22	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R17	Support	Support GIZ-R17.	Retain GIZ-R17 as notified.
311.23	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R18	Support	Support GIZ-R18.	Retain GIZ-R18 as notified.
311.24	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R19	Support	Support GIZ-R19.	Retain GIZ-R19 as notified.
311.25	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R20	Support	Support GIZ-R20.	Retain GIZ-R20 as notified.
311.26	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R21	Support	Support GIZ-R21.	Retain GIZ-R21 as notified.

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311.27	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R22	Support	Support GIZ-R22.	Retain GIZ-R22 as notified.
311.28	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Activity Rules	GIZ-R23	Support	Support GIZ-R23.	Retain GIZ-R23 as notified.
311.29	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS1	Support	Support GIZ-BFS1.	Retain GIZ-BFS1 as notified.
311.30	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS2	Support	Support GIZ-BFS2.	Retain GIZ-BFS2 as notified.
311.31	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS3	Support	Support GIZ-BFS3.	Retain GIZ-BFS3 as notified.
311.32	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS4	Support	Support GIZ-BFS4.	Retain GIZ-BFS4 as notified.
311.33	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS5	Support	Support GIZ-BFS5.	Retain GIZ-BFS5 as notified.
311.34	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS6	Support	Supports GIZ-BFS6.	Retain GIZ-BFS6 as notified.
311.35	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS7	Support	Support GIZ-BFS7.	Retain GIZ-BFS7 as notified.
311.36	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS8	Support	Support GIZ-BFS8.	Retain GIZ-BFS8 as notified.
311.37	Helen Pickles - on behalf of Domett Properties Limited	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS9	Support	Support GIZ-BFS9.	Retain GIZ-BFS9 as notified.
311.38	Helen Pickles - on behalf of Domett Properties Limited	Planning Maps	General	General	Support	Support General Industrial Zone for Hellers Meat Factory site at 67 Main North Road, 9 Neeves Road and 15 Neeves Road. It provides logical extension to the zoning, and recognises current use and operational efficiency of the site which is well connected to road network. It is more efficient, effective and appropriate zoning than current rural zoning.	Retain the General Industrial Zone of the sites legally described as Pt LOT 2 DP 16617, LOT 1 DP 16617, and Pt LOT 3 DP 21376, as notified.
312.1	Jeremy Charles and; Catherine Margaret Cradwick	Planning Maps	General	General	Amend	<p>Rezone 119 Boundary Road, Ashley, from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ).</p> <p>Owner of neighbouring properties 125 Boundary Road and 59 Dixons Road, which are in LLRZ Overlay, is submitting to rezone to LLRZ. Support this application, conditional on submitter's property also being rezoned. Joint development would enable delivery of superior solutions to layout and infrastructure, and a joint plan would facilitate design of surface flooding mitigation measures. Any local development would likely adversely impact flooding of submitter's property, and/or disruption of water supply to pond and waterway within the property which are of ecological importance.</p> <p>Rezoning the property would be reasonable as part of larger proposed LLRZ Overlay scheme for land on the north and south sides of Dixons Road and nearby land to the north of Fawcetts Road, and as residential lots on the east side of Boundary Road are approximately 2ha.</p> <p>Aware that gravel crushing and concrete manufacturing at 90 Dixons Road, Loburn may impact rezoning as is within the 1km setback from proposed LLRZ areas and possibly the existing residential area of Loburn Lea.</p>	Include 119 Boundary Road, Ashley in the local Large Lot Residential Zone Overlay.
313.1	James Lennox	NER - North East Rangiora	General	General	Amend	Not opposed to rezoning of land in North East Rangiora Development Area, provided Council takes responsibility for sewerage and water infrastructure required for future development. Not happy to lose the rural aspect, but understand need for development and appreciate rezoning will likely increase land value, however would like assurance that rezoning will not mean an increase in rates to pay for installation of services for properties on Golf Links Road and/or the eastern properties of the Inch farm development. Would also like to know if the Council plans to install this infrastructure down Golf Links Road, or between the submitter's property and the Inch property.	Seek confirmation that if the properties are rezoned, the cost of future sewer and water mains is covered by the Council, and/or the major developer of the Inch farm.

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314.1	Carolyn Hamlin	NER - North East Rangiora	General	General	Amend	<p>Rezone 35 Golf Links Road as a Development Area, and seek stormwater, sewage, and water to be provided to the boundary 35 Golf Links Road shares with 52 Kippenberger Avenue, rather than the proposal to provide this via Golf Links Rd.</p> <p>1. There is no date for provision of infrastructure along Golf Links Rd and it could be years away, depending on what happens to the six other properties that are on the same side of Golf Links Rd;</p> <p>2. The cost of providing infrastructure to only one property makes it uneconomic to subdivide;</p> <p>3. On the opposite side of Golf Links Rd is the Golf Course, which is unlikely to be subdivided, so considered better to provide infrastructure to the six properties that border 52 Kippenberger Avenue. This infrastructure could be extended in future down Coldstream Rd, the Rangiora Woodend Rd and Marchmont Rd if required.</p>	Provide ability to 'futureproof' 35 Golf Links Road as the current development area proposal will change the existing rural lifestyle.
315.1	Clare Price and; Patrick Pfeifer	Planning Maps	General	General	Amend	<p>Rezone 537 Williams St, Kaiapoi and adjoining properties from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ).</p> <p>This area is part of the only remaining privately owned land in northwest Kaiapoi with rural zoning, however the lots are used as lifestyle blocks, and are too small for productive farming. Rezoning to LLRZ would consolidate the existing pattern of subdivision and development in the immediate vicinity and would be compatible with the LLRZ zoning opposite at the Kaiapoi Lakes development and the Special Purpose Zone - Kāinga Nohoanga to the south on Old North Road.</p> <p>While areas located on the edge of main towns have been deemed unsuitable for rural residential development as it could foreclose future urban expansion, this is not relevant for this block due to its substantial sized housing with established gardens and removing this would be uneconomic and a waste of housing stock. The block is near but outside an established township, and borders large residential development thus is ideally located, as per the Proposed District Plan, to be utilised for Large Lot Residential use in the growing District.</p>	Rezone land at 537, 553, 565, 567, 535 and 545 Williams Street Kaiapoi from Rural Lifestyle Zone to Large Lot Residential Zone.
316.1	Canterbury Regional Council - Jo Mitten, Principal Planner	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Support	Support SD-O1 as is consistent with the Canterbury Regional Policy Statement.	Retain SD-O1 as notified.
316.2	Canterbury Regional Council - Jo Mitten, Principal Planner	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Support	Support SD-O2 as is consistent with the Canterbury Regional Policy Statement.	Retain SD-O2 as notified.
316.3	Canterbury Regional Council - Jo Mitten, Principal Planner	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Amend	Support intent of SD-O4. However, policies 5.3.2 and 5.3.12 in the Canterbury Regional Policy Statement set out to safeguard the use of productive soils for primary production. Notes development of a proposed National Policy Statement on Highly Productive Land, may explicitly require the protection of high productive land.	Amend SD-O4 to more explicitly provide for the need to make appropriate use of soil which is valued for existing or foreseeable future primary production, or through further fragmentation of rural land.
316.4	Canterbury Regional Council - Jo Mitten, Principal Planner	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O5	Amend	Support intent of SD-O5, however there is no specific mention of papakāinga housing or marae, which are addressed by policy 5.3.4 in the Canterbury Regional Policy Statement and may warrant inclusion.	Consider whether to amend SD-O5 to give particular mention to papakāinga housing and marae, as per the Canterbury Regional Policy Statement.
316.5	Canterbury Regional Council - Jo Mitten, Principal Planner	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O6	Support	Support SD-O6.	Retain SD-O6 as notified.
316.6	Canterbury Regional Council - Jo Mitten, Principal Planner	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Support	Support UFD-O1.	Retain UFD-O1 as notified.
316.7	Canterbury Regional Council - Jo Mitten, Principal Planner	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Amend	UFD-P1 is consistent with the Canterbury Regional Policy Statement direction for location of medium density housing. It is noted that net densities are provided for in the Subdivision Chapter but would provide more clarity if cross referenced within this policy. Notes that required density is at times not provided for in the identified new Residential Development Areas.	Amend UFD-P1 to cross-reference the minimum net densities contained in the Subdivision Chapter.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
316.8	Canterbury Regional Council - Jo Mitten, Principal Planner	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	<p>UFD-P2 is not consistent with Chapter 6 of the Canterbury Regional Policy Statement (CRPS). Clause 1 should refer to Map A in the CRPS rather than the Future Development Strategy (FDS) to give effect to the CRPS and have regard to the FDS.</p> <p>Concerned that clause 2 appears to provide for new Residential Development Areas within Greater Christchurch that are outside of the future development areas identified in Map A of the CRPS. This would not give effect to the objective and policy framework in Chapter 6 of the CRPS, which provides clear and strong direction as to where new urban activities should be located, based on strategic growth planning undertaken by the Greater Christchurch Partnership.</p> <p>To give effect to Policy 5.3.12 of the CRPS, the need to protect highly productive soils should also be considered when assessing any new development areas.</p>	Amend UFD-P2 to give effect to Chapter 6 in the Canterbury Regional Policy Statement.
316.9	Canterbury Regional Council - Jo Mitten, Principal Planner	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Amend	Concerned that UFD-P3 clause 2 appears to provide for new Large Lot Residential development where it may not have been identified in an adopted rural residential strategy. This would be inconsistent with Policy 6.3.9 of the Canterbury Regional Policy Statement (CRPS).	Amend UFD-P3 to provide for rural residential development in the part of Waimakariri District that is within the Greater Christchurch area only where it has been identified in an adopted Rural Residential Development Strategy and is in accordance with Canterbury Regional Policy Statement Policy 6.3.9.
316.10	Canterbury Regional Council - Jo Mitten, Principal Planner	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Amend	UFD-P5 provides for extension of existing industrial zones and establishment of new industrial activities within Greater Christchurch without referring to the direction in Chapter 6 of the Canterbury Regional Policy Statement, which must be given effect to.	Amend UFD-P5 to give effect to Chapter 6 of the Canterbury Regional Policy Statement.
316.11	Canterbury Regional Council - Jo Mitten, Principal Planner	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	Seek strengthening of criteria for certification of land to ensure appropriate consideration is given to the transport system and natural hazards in particular.	No specific change to UFD-P6 is sought, although separate comments are made elsewhere on the criteria for certification for new development areas.
316.12	Canterbury Regional Council - Jo Mitten, Principal Planner	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P7	Oppose	UFD-P7 has not considered the direction within the Canterbury Regional Policy Statement (CRPS) regarding additional development areas or the development provided for in Map A in the CRPS. If there is a need for additional land for development, the matters in Policy 6.3.11 of the CRPS must be addressed. Any amended growth pattern arising from a review will be given effect to through changes to the CRPS and district plans as appropriate.	Amend policies to recognise the direction contained in Chapter 6 of the Canterbury Regional Policy Statement regarding the location of commercial and industrial development within Greater Christchurch.
316.13	Canterbury Regional Council - Jo Mitten, Principal Planner	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Oppose	UFD-P8 has not considered the direction within the Canterbury Regional Policy Statement (CRPS) regarding additional development areas or the development provided for in Map A in the CRPS. If there is a need for additional land for development, the matters in Policy 6.3.11 of the CRPS must be addressed. Any amended growth pattern arising from a review will be given effect to through changes to the CRPS and district plans as appropriate.	Amend policies to recognise the direction contained in Chapter 6 of the Canterbury Regional Policy Statement regarding the location of commercial and industrial development within Greater Christchurch.
316.14	Canterbury Regional Council - Jo Mitten, Principal Planner	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P9	Support	Support UFD-P9.	Retain UFD-P9 as notified.
316.15	Canterbury Regional Council - Jo Mitten, Principal Planner	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	<p>Unclear whether the exception in Clause 1 is intended to apply to the Kaiapoi Future Development Area.</p> <p>Unclear whether Clause 2 only applies to new development areas already identified in the Proposed District Plan, or if it would apply to any additional development areas subsequently identified through private plan changes.</p> <p>To give effect to Policy 5.3.12 of the Canterbury Regional Policy Statement (CRPS), urban development outside of the identified new development areas should be avoided where highly productive soils are present.</p> <p>CRPS Policies 5.3.2 and 5.3.12 set direction for the wider region (outside of Greater Christchurch) to safeguard the use of productive soils for primary production. Whilst these policies do not apply to Rangiora and Kaiapoi, this appears to be the direction of travel indicated in the draft National Policy Statement on Highly Productive Land.</p> <p>Alternatively, a new policy could be inserted to address the loss of productive soils, or it could be provided for under P2, P3, P4 and P5.</p>	<p>Provide clarity regarding what is meant by "new development areas".</p> <p>Provide recognition for the irreversible loss of productive soils to new development areas which should be avoided unless necessary.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
316.16	Canterbury Regional Council - Jo Mitten, Principal Planner	El - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	El-O1	Support	Support El-O1.	Retain El-O1 as notified.
316.17	Canterbury Regional Council - Jo Mitten, Principal Planner	El - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	El-O2	Amend	Support in part as El-O2 is not specific to significant natural and physical resources or regionally significant infrastructure, but a general hierarchy of effects may still be useful for providing guidance for resource consent applications.	Consider whether to introduce a hierarchy to provide guidance as to when effects should be avoided in the first instance.
316.18	Canterbury Regional Council - Jo Mitten, Principal Planner	El - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	El-O3	Amend	Narrowing of the scope of this objective from all infrastructure in any location to the maintenance and upgrading of regionally significant and critical infrastructure may give better effect to the Canterbury Regional Policy Statement.	Consider whether this should apply to all energy and infrastructure, as it currently does, or only energy and infrastructure that is for the good of the community or has a certain level of significance.
316.19	Canterbury Regional Council - Jo Mitten, Principal Planner	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P2	Support	Support the connection of sites to reticulated infrastructure where available, as per the Canterbury Regional Policy Statement, and discourage clusters of small onsite wastewater systems as per clause (2) of El-P2.	Retain El-P2 as notified.
316.20	Canterbury Regional Council - Jo Mitten, Principal Planner	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P4	Amend	Support the intent, but sequestration trees may be considered to include wilding species, the spread of which is required to be avoided or minimised.	In El-P4 consider specifying that 'sequestration trees' do not include wilding or pest species.
316.21	Canterbury Regional Council - Jo Mitten, Principal Planner	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P5	Amend	Biodiversity offsets should only be used where there is a strong likelihood that the offsets will be achieved in perpetuity.	In El-P5 clarify in clause (5) that biodiversity offsets should only be considered where there is a strong likelihood they can be achieved in perpetuity.
316.22	Canterbury Regional Council - Jo Mitten, Principal Planner	El - Pungao me te hanganga hapori - Energy and infrastructure	Policies	El-P6	Amend	Support the maintenance and upgrading of regionally significant and critical infrastructure but not necessarily the establishment of all infrastructure in any location regardless of what activities are located nearby.	In El-P6 consider whether clause (a) should apply to all infrastructure or only that which has a certain level of significance or already exists.
316.23	Canterbury Regional Council - Jo Mitten, Principal Planner	El - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	El-R39	Support	The Canterbury Regional Policy Statement supports the enabling of the establishment of new renewable energy infrastructure.	Retain El-R39 as notified.
316.24	Canterbury Regional Council - Jo Mitten, Principal Planner	El - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	El-R40	Support	The Canterbury Regional Policy Statement supports the enabling of the establishment of new renewable energy infrastructure.	Retain El-R40 as notified.
316.25	Canterbury Regional Council - Jo Mitten, Principal Planner	El - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	El-R41	Support	The Canterbury Regional Policy Statement supports the enabling of the establishment of new renewable energy infrastructure.	Retain El-R41 as notified.
316.26	Canterbury Regional Council - Jo Mitten, Principal Planner	El - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	El-R42	Support	The Canterbury Regional Policy Statement supports the enabling of the establishment of new renewable energy infrastructure.	Retain El-R42 as notified.
316.27	Canterbury Regional Council - Jo Mitten, Principal Planner	El - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	El-R45	Support	El-R45 gives effect to the Canterbury Regional Policy Statement by encouraging connection to reticulated systems where they are available and is consistent with the definition of 'available reticulated system' within the Land and Water Regional Plan.	Retain El-R45 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
316.28	Canterbury Regional Council - Jo Mitten, Principal Planner	TRAN - Ranga waka - Transport	Objectives	TRAN-O1	Support	Gives effect to the Canterbury Regional Policy Statement	Retain TRAN-O1 as notified.
316.29	Canterbury Regional Council - Jo Mitten, Principal Planner	TRAN - Ranga waka - Transport	Objectives	TRAN-O2	Support	Gives effect to the Canterbury Regional Policy Statement, particularly in terms of encouraging use of public transportation as per Policies 5.3.7, 6.3.4, and the wider Chapter 6.	Retain TRAN-O2 as notified.
316.30	Canterbury Regional Council - Jo Mitten, Principal Planner	TRAN - Ranga waka - Transport	Objectives	TRAN-O3	Amend	Current phrasing allows equal consideration of whether to avoid, remedy or mitigate adverse effects, but it may be more appropriate to avoid or mitigate first where possible, and remedy where effects cannot be avoided or mitigated.	In TRAN-O3 consider whether to introduce a hierarchy where effects are avoided or mitigated in the first instance.
316.31	Canterbury Regional Council - Jo Mitten, Principal Planner	TRAN - Ranga waka - Transport	Policies	TRAN-P2	Amend	Require biodiversity offsets to be used only where there is a strong likelihood that benefits will be achieved in perpetuity, and Canterbury Regional Policy Statement 5.3.13 requires the spread of wilding trees to be avoided or minimised.	In TRAN-P2 specify that offsets may be used only where they are strongly likely to be achieved in perpetuity, and that carbon sequestration will not be via wilding tree species or pest plant species.
316.32	Canterbury Regional Council - Jo Mitten, Principal Planner	TRAN - Ranga waka - Transport	Policies	TRAN-P5	Support	Support the encouragement of use of public transportation and active transportation modes, which is consistent with the Canterbury Regional Policy Statement.	Retain TRAN-P5 as notified.
316.33	Canterbury Regional Council - Jo Mitten, Principal Planner	HS - Matu morearea - Hazardous substances	Introduction	Introduction	Amend	There may be other hazards relevant to risk from hazardous substances, in addition to flood hazards.	Amend Hazardous Substances Introduction to refer broadly to natural hazards rather than specifically flood hazards.
316.34	Canterbury Regional Council - Jo Mitten, Principal Planner	HS - Matu morearea - Hazardous substances	Objectives	HS-O1	Amend	HS-O1 references only flood hazards whereas the Canterbury Regional Policy Statement 2021 references high hazard areas in general.	Amend HS-O1 to reference all natural hazards.
316.35	Canterbury Regional Council - Jo Mitten, Principal Planner	HS - Matu morearea - Hazardous substances	Objectives	HS-O2	Support	Support the strategic locating of sensitive activities to avoid reverse sensitivity effects on Major Hazard Facilities.	Retain HS-O2 as notified or retain the original intent.
316.36	Canterbury Regional Council - Jo Mitten, Principal Planner	HS - Matu morearea - Hazardous substances	Policies	HS-P1	Support	Support the location of new major hazardous facilities outside any high hazard area unless the risk can be appropriately mitigated. Notes the Canterbury Regional Policy Statement 2021 defines high hazard areas which includes land subject to coastal erosion and sea water inundation in addition to flood hazard areas.	Retain HS-O1 as proposed or retain the original intent.
316.37	Canterbury Regional Council - Jo Mitten, Principal Planner	HS - Matu morearea - Hazardous substances	Policies	HS-P2	Support	Support the strategic locating of sensitive activities to avoid reverse sensitivity effects on Major Hazard Facilities.	Retain HS-P2 as notified or retain the original intent.
316.38	Canterbury Regional Council - Jo Mitten, Principal Planner	HS - Matu morearea - Hazardous substances	Policies	HS-P3	Amend	Flood hazards are not necessarily the only ones that could introduce a degree of risk from contamination when hazardous substances are stored on site. The Canterbury Regional Policy Statement 2021 references high hazard areas in general (which includes areas subject to coastal erosion and inundation) rather than specifically areas at risk of flooding.	Amend HS-P3 to reference natural hazards rather than specifically flood hazards.
316.39	Canterbury Regional Council - Jo Mitten, Principal Planner	HS - Matu morearea - Hazardous substances	Activity Rules	HS-R1	Amend	Flood hazards are not necessarily the only ones that could introduce a degree of risk from contamination when hazardous substances are stored on site. The Canterbury Regional Policy Statement 2021 references high hazard areas in general (which includes areas subject to coastal erosion and inundation) rather than specifically areas at risk of flooding and, the condition in the rule does not prevent the storage of hazardous substances in high flood hazard areas.	Amend HS-R1 to refer to high hazard areas rather than specifically flood hazards and control the storage of hazardous substances in high flood hazard areas.
316.40	Canterbury Regional Council - Jo Mitten, Principal Planner	HS - Matu morearea - Hazardous substances	Activity Rules	HS-R2	Support	HS-R2 is consistent with the Canterbury Regional Policy Statement 2021.	Retain HS-R2 as notified or retain the original intent.
316.41	Canterbury Regional Council - Jo Mitten, Principal Planner	HS - Matu morearea - Hazardous substances	Activity Rules	HS-R3	Support	Considers it appropriate for sensitive activities to be avoided within Major Hazard Facilities except perhaps in exceptional circumstances.	Retain HS-R3 as notified or retain original intent.
316.42	Canterbury Regional Council - Jo Mitten, Principal Planner	HS - Matu morearea - Hazardous substances	Matters of Discretion	HS-MD1	Amend	Flood hazards are not necessarily the only ones that could introduce a degree of risk from contamination when hazardous substances are stored on site. The Canterbury Regional Policy Statement 2021 references high hazard areas in general (which includes areas subject to coastal erosion and inundation) rather than specifically areas at risk of flooding.	Amend HS-MD1 to refer to other natural hazards.
316.43	Canterbury Regional Council - Jo Mitten, Principal Planner	CL - Whenua paitini - Contaminated land	Objective	CL-O1	Support	CL-O1 gives effect to Canterbury Regional Policy Statement 2021 objective 17.2.1.	Retain CL-O1 as notified or retain intent.
316.44	Canterbury Regional Council - Jo Mitten, Principal Planner	CL - Whenua paitini - Contaminated land	Policies	CL-P1	Amend	CL-P1 relies on identification via the Listed Land Use Register, and while the Canterbury Regional Policy Statement 2021 states Council's should use this to determine whether sites are contaminated, it would be helpful to also consider additional information that may be known from Council's records.	Broaden scope of CL-P1 so consideration can also be given to sites not listed on the Listed Land Use Register but which are known to be contaminated or have had activities onsite warranting investigation.
316.45	Canterbury Regional Council - Jo Mitten, Principal Planner	CL - Whenua paitini - Contaminated land	Policies	CL-P2	Support	CL-P2 gives effect to Canterbury Regional Policy Statement 2021 policy 17.3.2.	Retain CL-P2 as notified or retain intent.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
316.46	Canterbury Regional Council - Jo Mitten, Principal Planner	CL - Whenua paitini - Contaminated land	Policies	CL-P3	Amend	CL-P3 refers to "natural values", which is not defined. There may be other values helpful to consider and clarifying what is meant by "natural values" would be useful.	Clarify what is meant by "natural values".
316.47	Canterbury Regional Council - Jo Mitten, Principal Planner	CL - Whenua paitini - Contaminated land	Policies	CL-P4	Support	Support intent of CL-P4.	Retain CL-P4 as notified or retain intent.
316.48	Canterbury Regional Council - Jo Mitten, Principal Planner	CL - Whenua paitini - Contaminated land	Policies	General	Amend	Canterbury Regional Council's technical experts are continuing to find new potentially contaminated sites via aerial imagery. Contaminated land should ideally be a legacy issue with the creation of new contaminated land being avoided.	Add a policy to discourage the creation of new contaminated land.
316.49	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	General	General	Amend	<p>Policies NH-P2, P3 and P4 all refer to the risk from flooding to surrounding properties and the conveyance of flood waters in an inconsistent fashion, while NH-P7 does not refer to the conveyance of floodwater which is inconsistent.</p> <p>EW-R5 only manages earthworks within an overland flow path as opposed to managing all earthworks that could reduce storage capacity and increase risk to neighbouring properties.</p>	Align policies and rules to manage offsite flood effects, including the conveyance of floodwaters or reduction in flood storage capacity.
316.50	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Introduction	Introduction	Amend	Overall, the Natural Hazards Chapter does not fully implement the Canterbury Regional Policy Statement, as it generally requires development in high hazard areas to be either "avoided or mitigated", which is an inappropriate oversimplification of the Canterbury Regional Policy Statement policies.	<p>Amend the Natural Hazard Introduction to read:</p> <p>"...The RPS recognises <u>that development of land for most residential, industrial or commercial purposes is not sustainable in high hazard areas. Therefore, further development within areas of high hazard shall be limited to low-intensity land uses that will not result in loss of life or serious injuries or significant damage.</u> The RPS recognises that for existing urban areas the community has already accepted some natural hazards risk in order to support the ongoing development of the District's existing towns. <u>The RPS accordingly requires development in high hazard areas in these locations to be either avoided or mitigated....</u>"</p>
316.51	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	General	General	Amend	The Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlays do not capture all of the areas that have been identified as susceptible to flooding in the most recent flood modelling. If the flood assessment overlays covered the entire plains areas or the entire district this would resolve the current limitations of the proposed overlays. This approach would also create opportunities for a simplified and more robust rule framework.	Amend the Urban and Non-Urban Flood Assessment Overlays to address any gaps or limitations.
316.52	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	General	General	Amend	<p>The benefits associated with the floor level certification approach outside the Kaiapoi Fixed Minimum Finished Floor Level Overlay, such as the incorporation of most recent and up to date flood modelling without the need for a Resource Management Act 1991 Schedule 1 process for a plan change. Including a fixed floor level map for Kaiapoi is a different approach and may lead to inflexibility should modelling change. Having a consistent approach and keeping the fixed floor level map outside the plan, may be a better approach.</p> <p>It is noted that it is unclear what vertical datum has been used to set the referenced floor levels.</p>	Amend so that Kaiapoi Fixed Minimum Finished Floor Levels in this overlay are determined in accordance with the proposed approach for the remainder of the district.
316.53	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	General	General	Amend	Currently the liquefaction hazard overlay identifies both the liquefaction damage possible and liquefaction damage unlikely areas. It also includes areas outside of the Waimakariri District.	Reduce the Liquefaction Hazard Overlay so that it only captures the gold coloured "liquefaction damage possible" area and is limited to areas within the Waimakariri district.
316.54	Canterbury Regional Council - Jo Mitten, Principal Planner	Definitions	Definitions	Definition of high coastal flood hazard	Amend	Definition is inconsistent with the definition of 'high hazard' in the Canterbury Regional Policy Statement 2021.	Amend definition of 'high coastal flood hazard area' to be consistent with the Canterbury Regional Policy Statement 2021.
316.55	Canterbury Regional Council - Jo Mitten, Principal Planner	Definitions	Definitions	Definition of natural hazard sensitivity	Amend	<p>The definition does not capture all buildings that should be afforded an adequate level of mitigation, e.g. commercial or farm buildings that could be critical for business continuity.</p> <p>Use of a full time employee count is not easily established and building use could change over the life of the building. It would be more appropriate to define the characteristics of the building.</p>	Amend definition of 'natural hazard sensitive activity' to ensure that all high value buildings are captured.
316.56	Canterbury Regional Council - Jo Mitten, Principal Planner	Definitions	Definitions	Definition of community scale natural hazard mitigation works	Amend	Amend the definition of 'community scale natural hazard mitigation works' to clarify that these works are maintained at a scheme level. Upgrades and new works should address activities beyond what may occur to maintain the delivery of existing schemes.	<p>Amend definition of 'community scale natural hazard mitigation works':</p> <p>"means <u>the scheme of</u> natural hazard mitigation works that serve multiple properties and are constructed and administered by the District Council, the Crown, the Regional Council or their nominated contractor or agent."</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
316.57	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Amend	Objective 11.2.1 of the Canterbury Regional Policy Statement (CRPS) seeks to avoid subdivision, use and development of land which increases the risk of natural hazards or mitigates to minimise such risk. NH-O1 should be re-worded to better give effect to Objective 11.2.1 and Policy 11.3.1 of the CRPS.  It is not clear what would determine whether a risk is 'low' or not in NH-O1(1).  NH-O1(3) does not give effect to Policy 11.3.1 of the CRPS where the coastal hazard is a high hazard.	NH-O1 lacks clarity and certainty – it would be improved by setting direction for:  - High hazard areas outside of the urban area (avoid) - High hazards areas inside the urban area (avoid or mitigate) - Other hazards
316.58	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Support	NH-O2 is consistent with policy 11.3.4 of the Canterbury Regional Policy Statement.	Retain NH-O2 as notified.
316.59	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O3	Support	NH-O3 is consistent with Objective 11.2.2 of the Canterbury Regional Policy Statement.	Retain NH-O3 as notified.
316.60	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O4	Amend	It is unclear what a natural defence of system is in NH-O4. Areas where flood water is naturally detained retention is likely to be a "natural defence". However, filling is an appropriate mitigation mechanism for flood risk, which could be considered counter to NH-O4.	Retain NH-O4 as notified, but consider clarifying what "natural defences" are.
316.61	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Objectives	General	Amend	Include an additional objective that recognises and provides for the effects of climate change (Canterbury Regional Policy Statement (CRPS) Objective 11.2.3), giving better effect to Chapter 11 of the CRPS.	Amend the current objectives or include new objectives to give effect to Canterbury Regional Policy Statement objectives 11.2.3.
316.62	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Support	The requirement to identify natural hazards and assess natural hazard risk based on sensitivity of building occupation to loss of life or damage and level of hazard presented to people and property is consistent with the Canterbury Regional Policy Statement.	Retain NH-P1 as notified.
316.63	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P2	Amend	This policy requires management of activities within high flood hazard areas, therefore development that increases risk should be avoided in the first instance in order to align with the hierarchy established in the Canterbury Regional Policy Statement.	Amend NH-P2 to require avoidance of risk in the first instance.
316.64	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P3	Amend	Inappropriate to anticipate flood displacement up to a 'significant' level may be acceptable. "Less than minor" or "insignificant" may be more appropriate. NH-O4 and NH-P15 suggests that "significant" is too much.	Retain NH-P3, except for reference to "significant" flood displacement effects.
316.65	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P4	Amend	Policies NH-P2, P3 and P4 all refer to the risk from flooding to surrounding properties and the conveyance of flood waters in an inconsistent fashion. NH-P7 does not refer to the conveyance of floodwater which appears to be another inconsistency. EW-R5 only manages earthworks within an overland flow path as opposed to managing all earthworks that could reduce storage capacity and increase risk to neighbouring properties.	Align consistency between NH-P4 and earthworks rules.
316.66	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P5	Support	NH-P5 is consistent with Canterbury Regional Policy Statement	Retain NH-P5 as notified.
316.67	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P6	Support	NH-P6 is consistent with the Canterbury Regional Policy Statement.	Retain NH-P6 as notified.
316.68	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P7	Amend	The third part of the NH-P7 requires demonstration that additions to buildings do not significantly increase the risk from the natural hazard to adjacent properties, activities and people. For better alignment with Objective 11.3.5 of the Canterbury Regional Policy Statement, a lower threshold of less than minor changes in risk to other land etc may be more appropriate to ensure the risk from the natural hazard is acceptable in regard to other land, activities, people.	NH-P7(3) to consider a change in the language such that where assessing any increase in the risks of a natural hazard to adjacent properties activities and people, the threshold is less than minor rather than not significantly increased.
316.69	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P9	Support	NH-P9 is consistent with the Canterbury Regional Policy Statement.	Retain NH-P9 as notified.
316.70	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P10	Support	The activities [maintenance and operation of existing infrastructure] are reasonably benign therefore the assumption is that providing for these activities will not exacerbate risk.	Retain NH-P10 as notified.
316.71	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Support	NH-P13 is consistent with the Canterbury Regional Policy Statement.	Retain NH-P13 as notified.

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316.72	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P14	Amend	There is a spelling mistake in NH-P14(1).	Amend NH-P14:  "1. provide for new and upgrading of existing <del>not</del> non-critical infrastructure. ..."
316.73	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P15	Support	NH-P15 is consistent with the Canterbury Regional Policy Statement.	Include additional reference in NH-P15 to terraces as an example of natural features providing natural hazard resilience, as follows:  "Protect natural features which assist in avoiding or reducing the impacts from natural hazards, such as natural ponding areas, wetlands, water body margins and riparian margins, <u>terraces</u> , dunes..."
316.74	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P16	Amend	"Redevelopment" is a broad term, which may not be sufficiently directive, especially in coastal hazard areas.	Retain NH-P16, but clarify limits on 'redevelopment'.
316.75	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P17	Amend	The list of considerations are too narrow, and imply that these are the only considerations, when higher-level policy direction for hard engineering structures in a coastal environment are broader.  It is also unclear how sub-clauses 4 and 5 work together. What is a significant adverse effect on a natural defence or system if it doesn't modify or alter its function?  The Canterbury Regional Council supports restricting the use of hard engineering as a last resort, however where clause 3 refers to managed retreat and immediate risk, this is something that should be addressed holistically through a adaptation planning framework. There are many different adaptation options as opposed to just managed retreat or hard engineering in the face of natural hazard risk.	Clarify that other considerations, such as on natural character of coastal environments and New Zealand Coastal Policy Statement and Canterbury Regional Policy Statement policy direction are critically important.  Clarify interaction between NH-P17(4) and NH-P17(5).  Delete NH-P17(3) " <del>where managed retreat has not been adopted and there is an immediate risk to life or property from the natural hazard;</del> "
316.76	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Policies	NH-P19	Amend	Amend NH-P19 to be consistent with the Canterbury Regional Policy Statement Policy 11.3.5 as it directs that a risk based approach should be taken to avoiding unacceptable risk and managing development to an acceptable level.	Amend NH-P19 to better reflect a risk based approach.
316.77	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R1	Amend	NH-R1 could enable inadequate standards of flood mitigation if floor levels have been based on lower magnitude flood events, or on information that is now outdated. The Kaiapoi Fixed Minimum Floor Level Overlay is inflexible should modelling change and should be kept outside of the plan.	Delete NH-R1.
316.78	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Amend	NH-R2(1) could enable inadequate standards of flood mitigation if floor levels have been based on lower magnitude flood events, or on information that is now outdated.  Despite the option to obtain a flood assessment certificate and build to a level that is potentially lower than 400mm, anticipates that many people will unnecessarily build to 400mm above natural ground level at a higher cost rather than obtaining an assessment and building to the required level. In some areas building to 400mm above natural ground level outside of the proposed overlay will not provide adequate mitigation against flooding, despite being permitted under the proposed rule.	Amend NH-R2:  "Where: <del>1. the building is erected to the level specified in an existing consent notice that is less than five years old; or</del> 2. ... <del>3. if the activity is a residential unit or a minor residential unit and is located outside of the Non-Urban Flood Assessment Overlay and located within Rural Zones, it has a finished floor level that is either:</del> <del>i. 400mm above the natural ground level; or</del> <del>ii. is equal to or higher than the minimum finished floor level as stated in a Flood Assessment Certificate in accordance with NH-S1."</del>  Expand the flood assessment overlay to include all areas that have the potential for flooding.
316.79	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Amend	Filling of up to 0.25m is not considered appropriate in overland flow paths. Restricted discretionary status where permitted standards are not met in the overlays subject to this rule is considered appropriate for below ground infrastructure and critical infrastructure that may be required in hazard areas for functional and operational reasons.	Insert a provision in NH-R4 that any filling above ground level is not in an overland flow path.
316.80	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R5	Amend	Filling of up to 0.25m may be inappropriate in overland flow paths, in order to avoid increasing risks.	Insert provision in NH-R5 that any filling above ground level is not in an overland flow path.
316.81	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R8	Amend	NH-R8 is supported in terms of enabling community scale natural hazard mitigation works, however these activities may require resource consent under other chapters of the Proposed District Plan.	Insert provision in NH-R8 for all works to maintain the effective operation of established river and drainage schemes that are administered by local authorities within all zones.  Include an exclusion from the earthworks requirements for the maintenance of existing community scale natural hazard mitigation works in any other chapter.
316.82	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R9	Amend	NH-R9 is supported in terms of enabling community scale natural hazard mitigation works, these activities may require resource consent under other chapters of the Proposed District Plan.	Insert provision within NH-R9 for all works to maintain the effective operation of established river and drainage schemes that are administered by local authorities within all zones.  Provide an exclusion from the earthworks requirements in any other chapter.

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316.83	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R10	Amend	NH-R10 is supported in terms of enabling community scale natural hazard mitigation works, however, these activities may require resource consent under other chapters of the Proposed District Plan.	Insert provision into NH-R10 for all works to maintain the effective operation of established river and drainage schemes that are administered by local authorities within all zones.  Provide an exclusion from the earthworks requirements in any other chapter.
316.84	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R15	Amend	NH-R15(1) could enable inadequate standards of flood mitigation if floor levels have been based on lower magnitude flood events, or on information that is now outdated.	Delete NH-R15(1):  "Where: <del>1. the building is erected to the level specified in an existing subdivision consent notice or on an approved subdivision consent plan that was approved after 1 January 2021, and is less than five years old; or</del> 2. ..."
316.85	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R16	Oppose	The proposed provisions do not give effect to Chapter 11 Natural Hazards of the Canterbury Regional Policy Statement (CRPS), particularly in relation to high hazard areas in the coastal environment. This especially relates to the permitted and restricted discretionary activity status for development in areas subject to coastal hazards, which is not consistent with the policy direction for a high hazard area under the CRPS. NH-R16 does not give effect to Objective 11.2.1 and Policy 11.3.1 of the CRPS. The CRPS requires that risk from flooding and inundation in high hazard areas is avoided. Outside of existing urban areas, CRPS Policy 11.3.1 does not provide for the mitigation of effects like it does for existing urban areas.	Delete permitted pathway in NH-R16 for new natural hazard sensitive activities in the coastal flood assessment overlay.
316.86	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R17	Oppose	The proposed provisions do not give effect to Chapter 11 Natural Hazards of the Canterbury Regional Policy Statement, particularly in relation to high hazard areas in the coastal environment. This especially relates to the permitted and restricted discretionary activity status for development in areas subject to coastal hazards, which is not consistent with the policy direction for a high hazard area under the Canterbury Regional Policy Statement.  Does not give effect to Canterbury Regional Policy Statement Policy 11.3.4 which requires that new critical infrastructure will be located outside high hazard areas unless there is no reasonable alternative.	Delete permitted pathway in NH-R17 for new infrastructure in the coastal flood assessment overlay.
316.87	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R18	Oppose	Applying NH-R18 to the flood assessment overlays means that there is certainty where the rule applies and it captures all areas where the potential for diversionary effects exist. NB this would require the overlays to be amended to cover all areas that may be subject to flooding as per the submission points on the overlays in the NH Chapter.  This rule is not effects based. Currently it permits earthworks that could still cause offsite effects, i.e., fill of 0.25m or a building platform for a non-hazard sensitive building (e.g., the restrictions on buildings within overland flow paths in the NH Chapter only relate to hazard sensitive buildings).  It also requires resource consent for earthworks that may not cause offsite flood effects.	Change the applicability of this rule from the overland flow paths to the flood assessment overlays, amend the rule to capture all activities that have the potential to cause offsite effects and only permit activities where there will be no effects and only require resource consent in situations where there will be effects.
316.88	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S1	Amend	It would provide greater clarity for plan users if the criteria for setting appropriate freeboard levels was specified in NH-S1. Note that NH-S1(1)(b) could become superfluous if submission points related to EW-R5 are accepted.  The Annual Exceedance Probability (AEP) event needs to refer to a 0.5% AEP in order to give effect to the Canterbury Regional Policy Statement policy 11.3.2.	Clarify how the freeboard height will be determined.  Amend NH-S1 (1)(e)(iii): "... iii. flooding predicted to occur in a <u>40.5</u> % AEP (1 in 200--year) Storm Surge Event concurrent with a 5% AEP (1 in 20-year) River Flow Event with sea level rise based on an RCP8.5 climate change scenario, plus up to 500mm freeboard."
316.89	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S2	Oppose	NH-S2 does not give effect to Chapter 11 Natural Hazards of the Canterbury Regional Policy Statement (CRPS), particularly in relation to high hazard areas in the coastal environment. This especially relates to the permitted and restricted discretionary activity status for development in areas subject to coastal hazards, which is not consistent with the policy direction for a high hazard area under the CRPS.	Amend NH-S2 to delete permitted pathway for new natural hazard sensitive activities in the coastal flood assessment overlay.
316.90	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Matters of Discretion	NH-MD1	Amend	It is not appropriate to reduce this risk (in relation to NH-MD1(7)) as a part of a non-notified RDIS process.	Delete NH-MD1(7):  "Natural hazards general matters <del>7. The extent to which there are any positive effects from a reduction in floor levels in relation to neighbouring buildings or the streetscape:</del> <del>8. 7. ...</del> <del>9. 8. ..."</del>
316.91	Canterbury Regional Council - Jo Mitten, Principal Planner	NH - Matepa mahorahora - Natural hazards	Matters of Discretion	NH-MD4	Amend	Not appropriate to reduce this risk (in regards to NH-MD4 (6) and (7)) as a part of a non-notified RDIS process.	Delete NH-MD4(6) and (7):  " <del>6. Whether there are any positive effects from a reduction in floor or land levels in relation to accessibility, the height of the existing building, neighbouring buildings or the streetscape or the financial viability of the development.</del> <del>7. Whether the site is located within an existing urban area and raised land or floor levels would create an unreasonable burden on the ability to continue to use an existing building and support the local community."</del>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
316.92	Canterbury Regional Council - Jo Mitten, Principal Planner	HH - Taonga o onamata - Historic heritage	Policies	HH-P6	Amend	HH-P6(1) provides for the relocation of highly significant historic heritage, however HH-P6(3) seeks to avoid the relocation of significant historic heritage to protect Category A values. Clarification should be provided to make it clear whether HH-P6(1) only relates to Category B sites.	Clarify the relationship of HH-P6(1) and HH-P6(3) to Category A and B historic heritage items.
316.93	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Objectives	ECO-O1	Support	Support ECO-O1 as it is consistent with the Canterbury Regional Policy Statement.	Retain ECO-O1 as notified.
316.94	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P1	Support	Support ECO-P1 as it is consistent with the Canterbury Regional Policy Statement.	Retain ECO-P1 as notified.
316.95	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Amend	Support protection of Significant Natural Areas (SNAs) from edge effects, however, seek amendment for it to apply to all SNAs, and also capture other activities that can affect biodiversity such as cultivation, sowing pasture species, exotic forestry, fertiliser application, stock grazing, and use of agrichemicals. This amendment would better give effect to Canterbury Regional Policy Statement policy 9.3.1(3).	Amend ECO-P2(3): <del>"3. limiting irrigation near mapped SNAs in order to provide a buffer from edge effects;</del> <u>3. controlling land use activities near SNAs in order to provide a buffer from edge effects."</u>
316.96	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P3	Amend	Seeks amendment to include transferable development rights, where a subdivision right can be sold for use in a different zone, as these may provide more of a monetary incentive to protect Significant Natural Areas (SNAs), and also means the resulting development would be located away from the SNA.	Amend to also provide for transferable development rights.
316.97	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Amend	Support concept of ECO-P4, however note that it is unknown if there are many examples of indigenous vegetation and habitats of indigenous fauna that would not meet any of the criteria in ECO-APP1; perhaps the only example would be where non-indigenous vegetation provides habitat for indigenous fauna that is common/widespread (i.e. not threatened, at risk or locally uncommon).	Amend to reconsider the relevance of ECO-P4.
316.98	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P5	Support	Support ECO-P5 as it is consistent with Policy 9.3.6 of the Canterbury Regional Policy Statement.	Retain ECO-P5 as notified.

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316.99	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P7	Support	Support ECO-P7 as gives effects to Policy 11 of New Zealand Coastal Policy Statement.	Retain ECO-P7 as notified.
316.100	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P8	Support	Support ECO-P8 as it helps to give effect to the National Policy Statement for Freshwater Management and is consistent with the regional planning framework.	Retain ECO-P8 as notified.
316.101	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Amend	<p>ECO-R1 gives effect to the Canterbury Regional Policy Statement, particularly the applicability of rules for mapped and unmapped Significant Natural Areas.</p> <p>Recognise the commitment of Council to achieve Canterbury Biodiversity Strategy objectives and the work of the Mayoral Forum Biodiversity Champions Group.</p> <p>Support intent of ECO-R1(e), which provides for vegetation clearance for the purpose of customary harvesting, but note lack of clarity about how will be implemented which could potentially open it up to misuse. Seek amendment through the establishment of a process whereby rūnanga are involved in authorising any clearance covered by this rule and ensures observation of tikanga protocol.</p>	<p>Retain ECO-R1 as notified however amend to add an approval mechanism for rūnanga to confirm that clearance is undertaken in accordance with tikanga protocols.</p> <p>"... e. for the purpose of customary harvesting, <u>where it has been certified by Te Ngāi Tūāhuriri Rūnanga that the activity will meet tikanga protocol (Note: Te Ngāi Tūāhuriri Rūnanga will notify the Waimakariri District Council prior to such activities occurring)</u>"</p>
316.102	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Amend	<p>ECO-R2 gives effect to the Canterbury Regional Policy Statement, particularly the applicability of rules for mapped and unmapped Significant Natural Areas.</p> <p>Recognise the commitment of Council to achieve Canterbury Biodiversity Strategy objectives and the work of the Mayoral Forum Biodiversity Champions Group.</p> <p>Support intent of ECO-R2 but notes lack of clarity about how allowance for vegetation clearance for the purpose of customary harvesting will be implemented which could potentially open it up to misuse. Seek amendment through the establishment of a process whereby rūnanga are involved in authorising any clearance covered by this rule and ensures observation of tikanga protocol.</p>	<p>Retain ECO-R2 as notified, however amend to provide approval mechanism for rūnanga to confirm that clearance is undertaken in accordance with tikanga protocols:</p> <p>"... c. for the purpose of customary harvesting, <u>where it has been certified by Te Ngāi Tūāhuriri Rūnanga that the activity will meet tikanga protocol (Note: Te Taumutu Rūnanga or Te Ngāi Tūāhuriri Rūnanga will notify the Waimakariri District Council prior to such activities occurring)</u> ..."</p>
316.103	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R4	Amend	Notes that irrigation is not the only activity that can result in edge effects on nearby Significant Natural Areas (SNAs). Seeks amendment to ECO-R4 to expand the activities controlled to include cultivation and stock grazing, and make it applicable to all SNAs.	Amend ECO-R4 to control irrigation, cultivation, and stock grazing within close proximity to any Significant Natural Area.
316.104	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Advice Note	ECO-AN1	Amend	Notes that the Canterbury Regional Policy Statement states that the Canterbury Regional Council will be solely responsible for specifying the objectives, policies, and methods for the control of the use of land for the maintenance of indigenous biological diversity within the coastal marine area, beds of rivers and lakes, wetlands, except where district plan has applicable provisions.	Amend to clarify jurisdiction within the coastal marine area and the beds of lakes and rivers to avoid duplication with regional plans.
316.105	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD1	Amend	Notes there is no additional reference to Biodiversity Management Plans, including what they need to contain and will be used for.	Amend ECO-MD1 to clarify the use and relevance of Biodiversity Management Plans.

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316.106	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD3	Amend	Seeks amendment to include transferable development rights, where a subdivision right can be sold for use in a different zone, as these may provide more of a monetary incentive to protect Significant Natural Areas (SNAs), and also means the resulting development would be located away from the SNA.	Amend ECO-MD3 to consider application to transferable development rights.
316.107	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED1	Support	Support ECO-SCHED1 as it gives effect to the Canterbury Regional Policy Statement.	Retain ECO-SCHED1 as notified.
316.108	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED2	Amend	Support identification of unmapped Significant Natural Areas (SNAs) as it partly gives effect to the Canterbury Regional Policy Statement (CRPS), and implementation may be easier than via direct reference to the CRPS significance criteria. However it does not give full effect to the CRPS as it provides for clearance of SNAs that are below the minimum contiguous areas.  ECO-SCHED2 also limits the identification of habitats for indigenous fauna to Nationally Critical or Nationally Endangered, however the significance criteria in the CRPS includes indigenous vegetation or habitat of indigenous fauna that supports an indigenous species that is threatened, at risk, or uncommon, nationally or within the relevant ecological district.	Amend ECO-SCHED2 so that in Vegetation/Habitat types that refer to Threatened – National Critical or Threatened – Nationally Endangered, also include areas of vegetation or habitat that support indigenous species that are at risk, or uncommon, nationally or within the relevant ecological district.  Amend to reconsider the use of minimum contiguous areas to determine unmapped Significant Natural Area status.
316.109	Canterbury Regional Council - Jo Mitten, Principal Planner	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED3	Amend	ECO-SCHED3 only lists threatened and at risk vascular plant species. Seek amendment to include threatened and at risk non-vascular plants.	Amend Table ECO-2 to include threatened and at risk non-vascular plants.
316.110	Canterbury Regional Council - Jo Mitten, Principal Planner	APP2 - Standards for creation of any Bonus allotment and establishment of any Bonus residential unit	APP2 - Standards for creation of any bonus allotment and establishment of any bonus residential unit	General	Amend	Seeks amendment to include transferable development rights, where a subdivision right can be sold for use in a different zone, as these may provide more of a monetary incentive to protect Significant Natural Areas (SNAs), and also means the resulting development would be located away from the SNA.	Amend to consider the application of APP2 to transferable development rights.
316.111	Canterbury Regional Council - Jo Mitten, Principal Planner	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R2	Amend	Amend NATC-R2 to clarify planting for erosion and flood control will need to be undertaken within the setbacks specified in NATC-S1.	Amend NATC-R2(3) and NATC-S1 to clarify they do not apply to plantings for erosion or flood control purposes where undertaken by the Canterbury Regional Council or District Council.
316.112	Canterbury Regional Council - Jo Mitten, Principal Planner	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R8	Amend	There may be some activities where location in or over freshwater bodies or in riparian margins is inappropriate given the higher order policy framework in regard to protecting natural character values (see National Policy Statement for Freshwater Management). While some activities such as Infrastructure with a functional or operational need or ancillary structures to recreational use etc may be appropriate, other activities may not be appropriate in order to preserve natural character values around freshwater bodies.	Amend NATC-R8 by providing a more focused group of buildings and structures that may be considered as Restricted Discretionary within and over freshwater bodies.
316.113	Canterbury Regional Council - Jo Mitten, Principal Planner	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R9	Amend	There may be some activities where location in or over freshwater bodies or in riparian margins is inappropriate given the higher order policy framework in regard to protecting natural character values (see National Policy Statement for Freshwater Management). While some activities such as Infrastructure with a functional or operational need or ancillary structures to recreational use etc may be appropriate, other activities may not be appropriate in order to preserve natural character values around freshwater bodies.	Amend NATC-R9 by providing a more focused group of buildings and structures that may be considered as Restricted Discretionary within overlay.



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316.114	Canterbury Regional Council - Jo Mitten, Principal Planner	NFL - Ahuatanga o te whenua - Natural features and landscapes	Introduction	Introduction	Amend	Advice notes, as suggested in the relief, have been used to similar effect in other chapters so this would provide a more consistent approach.	Consider moving the clarification that activities in, on, under or over the beds of lakes and rivers are managed by the Canterbury Regional Council and as such the rules in the Natural Features and Landscapes Chapter do not apply to these areas to an advice note.
316.115	Canterbury Regional Council - Jo Mitten, Principal Planner	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O1	Support	Support NFL-O1 as it gives effect to Objective 12.2.1 and Policy 12.3.2 of the Canterbury Regional Policy Statement.	Retain NFL-O1 as notified or retain the original intent.
316.116	Canterbury Regional Council - Jo Mitten, Principal Planner	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O2	Support	Support NFL-O2 as it gives effect to Objective 12.2.1 and Policy 12.3.2 of the Canterbury Regional Policy Statement.	Retain NFL-O2 as notified or retain the original intent.
316.117	Canterbury Regional Council - Jo Mitten, Principal Planner	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Support	Support NFL-P3 as it gives effect to Chapter 12 of the Canterbury Regional Policy Statement by requiring the protection of the values of natural characters and landscapes.	Retain NFL-P3 as notified or retain the original intent.
316.118	Canterbury Regional Council - Jo Mitten, Principal Planner	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R11	Amend	Willow are essential to provide flood and erosion protection. It is more appropriate to only restrict the use of the two known invasive species.	Amend NFL-R11 (2)(i) so that only crack (Salix fragilis) and grey (Salix cinerea) willow are listed.
316.119	Canterbury Regional Council - Jo Mitten, Principal Planner	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R12	Amend	Provide clarity that consent is only required from the Canterbury Regional Council for mining activity and quarrying activities within the riverbed.	Consider making a clarification that activities in, on, under or over the beds of lakes and rivers are managed by the Canterbury Regional Council and as such the rules in this chapter do not apply to these areas in an advice note.
316.120	Canterbury Regional Council - Jo Mitten, Principal Planner	PA - Tomonga marea - Public access	Objectives	PA-O1	Support	Support PA-O1 as it gives effect to the public access requirements of the Canterbury Regional Policy Statement.	Retain PA-O1 as notified or retain the original intent.
316.121	Canterbury Regional Council - Jo Mitten, Principal Planner	PA - Tomonga marea - Public access	Policies	PA-P2	Support	Support PA-P2 as it gives effect to the public access requirements of the Canterbury Regional Policy Statement.	Retain PA-P2 as notified or retain the original intent.
316.122	Canterbury Regional Council - Jo Mitten, Principal Planner	PA - Tomonga marea - Public access	Advice Notes	PA-AN1	Support	Support the inclusion of advice note PA-AN1 that plan users should also refer to regional planning documents.	Retain PA-AN1 as notified or retain the original intent.
316.123	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Policies	General	Amend	Oppose in part as the policies do not specifically address patterns of development and urban forms that ensure communities are resilient to climate change and natural hazards.	Insert a new policy which requires the design, location and layout of subdivision to avoid or mitigate the adverse effects of natural hazards.
316.124	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	Support in part as it is consistent with the Canterbury Regional Policy Statement Objective 5.2.1 and Policy 5.3.1. Submitter seeks to amend SUB-O1 to recognise subdivision particularly in rural land environment that maybe necessary to respond to environmental or climate change pressures to ensure most appropriate land uses in the future.	Amend SUB-O1(3): "... 3. supports protection of cultural and heritage values, conservation and <u>and environmental</u> values; and ..."
316.125	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O3	Support	Supports as SUB-O3 is consistent with Canterbury Regional Policy Statement Policy 10.3.5 (maintenance and enhancement of public and Ngāi Tahu access).	Retain SUB-O3 as notified or retain the original intent.
316.126	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Amend	Support in part as this would be consistent with SUB-O1 and give effect to Canterbury Regional Policy Statement 11.3.8.	Amend SUB-P1: "... <u>6. Recognises and provides the ability to adapt and respond to the effects of climate change and environmental pressures.</u> "
316.127	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Support	Support promotion of water sensitive design, and the collection and reuse of water.	Retain SUB-P3 as notified or retain the original intent.
316.128	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Policies	SUB-P4	Support	Support the integration of subdivision patterns and multi-modal transport corridors.	Retain SUB-P4 as notified or retain the original intent.

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316.129	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	The Outline Development Plan criteria in SUB-P6 doesn't require indication of natural hazards and how natural hazard risks have been addressed.	Amend SUB-P6 to add a criterion demonstrating that any high hazard areas are avoided and other natural hazards are addressed in accordance with Chapter 11 of the Canterbury Regional Policy Statement.
316.130	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R4	Amend	Support SUB-R4 subject to submission points on the flood assessment overlays and the definition for 'high coastal flood hazard area'. There are spelling errors in SUB-R4(1) and (2).	SUB-R4(1) and (2) should state "within" rather than "with".
316.131	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Support	Support the minimum lot sizes in the rural zone. Note the inclusion of the relief sought under SUB-O1 and SUB-P1 would help to provide a pathway through Resource Management Act 1991 s104D for potential subdivision below the minimum lot size where it is either necessary or appropriate in response to climate change or environmental pressures.	Retain SUB-R10 as notified or retain the original intent.
316.132	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S12	Support	Support requirement to connect to a reticulated wastewater system where one is available.	Retain SUB-S12 as notified or retain the original intent.
316.133	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD5	Amend	Oppose in part as effects on adjoining properties could occur if floor levels are the predominant mechanism. Consequently, mitigation could be reduced as the development may not be appropriate.	Amend SUB-MCD5 (3) to ensure that these effects cannot be used to justify not putting appropriate mitigation in place.
316.134	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD6	Amend	Support in part as there is a requirement on whether a site can be adequately serviced by a wastewater system when reticulated wastewater system is not available. Submitter seeks to add a new advice note to clearly show that any onsite wastewater system need to be permitted under the Land and Water Regional Plan or require resource consent.	Insert an advice note that highlights any onsite wastewater treatment system must be permitted under the regional plan or resource consent is required from Canterbury Regional Council.
316.135	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD10	Support	Support as SUB-MCD10 aligns with the Canterbury Regional Policy Statement which supports avoidance of situations in which reverse sensitivity effects might arise, such as Policy 6.3.9.	Retain SUB-MCD10 as notified or retain the original intent.
316.136	Canterbury Regional Council - Jo Mitten, Principal Planner	SUB - Wawahia whenua - Subdivision	General	General	Amend	The rules reference 'building platforms' while the matters for control and discretion reference 'identified building platforms'. It is uncertain whether this is intentional or an oversight.	Consider aligning terminology for consistency.
316.137	Canterbury Regional Council - Jo Mitten, Principal Planner	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Objectives	ASW-O1	Support	Support ASW-O1 as it is consistent with the general intent of the Canterbury Regional Policy Statement.	Retain ASW-O1 as notified or retain the original intent.
316.138	Canterbury Regional Council - Jo Mitten, Principal Planner	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Policies	ASW-P1	Support	Support ASW-P1 as it is consistent with the general intent of the Canterbury Regional Policy Statement.	Retain ASW-P1 as notified or retain the original intent.
316.139	Canterbury Regional Council - Jo Mitten, Principal Planner	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Policies	ASW-P2	Support	Supports ASW-P2 for the specific consideration of houseboats.	Retain ASW-P2 as notified or retain the original intent.
316.140	Canterbury Regional Council - Jo Mitten, Principal Planner	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Activity Rules	ASW-R1	Oppose	ASW-R1 would make any watercraft, other than houseboats, a non-complying activity within high, very high, and outstanding natural character areas. It is recommended that watercraft such as kayaks and paddle boards for individual recreational use should be a permitted activity.	Reconsider whether it is appropriate to require resource consent for recreational use of watercraft that are not motor-powered in high natural character water bodies.
316.141	Canterbury Regional Council - Jo Mitten, Principal Planner	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O1	Support	Supports CE-O1 as it gives effect to Objective 8.2.4(1) of the Canterbury Regional Policy Statement.	Retain CE-O1 as notified or retain the original intent.
316.142	Canterbury Regional Council - Jo Mitten, Principal Planner	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O2	Support	Support the recognition in CE-O2 of Ngāi Tūāhuriri values.	Retain CE-O2 as notified or retain the original intent.

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316.143	Canterbury Regional Council - Jo Mitten, Principal Planner	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O3	Support	Support CE-O3 as it gives effect to Objective 8.2.5 of the Canterbury Regional Policy Statement.	Retain CE-O3 as notified or retain the original intent.
316.144	Canterbury Regional Council - Jo Mitten, Principal Planner	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O4	Amend	CE-O4 is consistent with the New Zealand Coastal Policy Statement (NZCPS) Policies 6 and 11. However, there appears to be a policy gap addressing NZCPS Policy 15 natural features and natural landscapes where there is national policy direction to protect these matters from inappropriate subdivision, use and development.	Amend CE-O4 to give effect to the New Zealand Coastal Policy Statement Policy 15.
316.145	Canterbury Regional Council - Jo Mitten, Principal Planner	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P1	Support	CE-P1 give effect to the New Zealand Coastal Policy Statement.	Retain CE-P1 as notified or retain the original intent.
316.146	Canterbury Regional Council - Jo Mitten, Principal Planner	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P2	Amend	CE-P2 generally reflects the New Zealand Coastal Policy Statement (NZCPS) Policy 13 except for references to indigenous biodiversity which requires separate consideration in the context of NZCPS Policy 11. Alternatively, this could be cross referenced with the ECO Chapter.	Amend CE-P2 such that indigenous biodiversity is dealt with in its own policy, with CE-P2 limited to the natural character values of vegetation.
316.147	Canterbury Regional Council - Jo Mitten, Principal Planner	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P4	Support	Support the consideration in CE-P4 of Ngāi Tūāhuriri values, which is consistent with the Canterbury Regional Policy Statement.	Retain CE-P4 as notified or retain the original intent.
316.148	Canterbury Regional Council - Jo Mitten, Principal Planner	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P5	Support	Support CE-P5 as it gives effect to Policy 8.3.5 of the Canterbury Regional Policy Statement.	Retain CE-P5 as notified or retain the original intent.
316.149	Canterbury Regional Council - Jo Mitten, Principal Planner	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P6	Amend	CE-P6 is consistent with the New Zealand Coastal Policy Statement (NZCPS) Policy 6 to the extent that activities in the Coastal Environment are not precluded provided they do not compromise natural character values. However, there appears to be a policy gap addressing NZCPS Policy 11 indigenous biodiversity and Policy 15 natural features and natural landscapes where there is national policy direction to protect these matters from inappropriate subdivision, use and development.	Amend CE-P6 to give effect to the New Zealand Coastal Policy Statement Policies 11 and 15.
316.150	Canterbury Regional Council - Jo Mitten, Principal Planner	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P7	Amend	CE-P7 is consistent with the New Zealand Coastal Policy Statement (NZCPS) Policy 6 to the extent that infrastructure in the Coastal Environment should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the Coastal Environment. However, CE-P7 is natural character focused and does not address other important natural values including NZCPS Policy 11 indigenous biodiversity and Policy 15 natural features and natural landscapes where there is national policy direction to protect these matters from inappropriate subdivision, use and development.	Amend CE-P7 to give effect to the New Zealand Coastal Policy Statement Policies 11 and 15.
316.151	Canterbury Regional Council - Jo Mitten, Principal Planner	CE - Te taiao o te takutai moana - Coastal environment	Advice Notes	CE-AN1	Support	CE-AN1 clarifies the jurisdiction between local authorities under the Resource Management Act 1991 and the Canterbury Regional Policy Statement and avoids duplication.	Retain CE-AN1 as notified or retain the original intent.
316.152	Canterbury Regional Council - Jo Mitten, Principal Planner	CE - Te taiao o te takutai moana - Coastal environment	General	General	Amend	The Council has undertaken assessments of coastal hazards (pursuant to Policy 24 of the New Zealand Coastal Policy Statement (NZCPS)) that identify coastal hazards, including coastal inundation. The Council may wish to consider whether these hazards are of a nature that would trigger an identification of a different coastal environment area under Policy 1(2)(d) of the NZCPS and in line with the Guidance Notes for the NZCPS.	Amend the coastal environment overlay to more closely align with the coastal flood assessment overlay.
316.153	Canterbury Regional Council - Jo Mitten, Principal Planner	EW - Ketuketu whenua - Earthworks	General	General	Amend	Community scale natural hazard mitigation works may require resource consent under other chapters.	Provide for earthworks associated with Community scale natural hazard mitigation works as a permitted activity in the Earthworks Chapter.
316.154	Canterbury Regional Council - Jo Mitten, Principal Planner	EW - Ketuketu whenua - Earthworks	Objectives	EW-O1	Support	Management of earthworks in the District Plan is complimentary to the provisions in the Canterbury Land and Water Regional Plan and Canterbury Air Regional Plan. The provisions cover a range of effects appropriately dealt with in District Plans.	Retain EW-O1 as notified or original intent.
316.155	Canterbury Regional Council - Jo Mitten, Principal Planner	EW - Ketuketu whenua - Earthworks	Policies	EW-P2	Support	Supports EW-P2(3) to avoid impacting the ability to convey floodwaters as a result of earthworks.	Retain EW-P2 as notified or original intent.
316.156	Canterbury Regional Council - Jo Mitten, Principal Planner	EW - Ketuketu whenua - Earthworks	Policies	EW-P6	Amend	Supports the avoidance of water contamination and adverse effects on mahinga kai but requests it is clear what values are being protected because there are likely to be different thresholds of effects, some acceptable depending on the values to be protected, and some not.	Consider whether EW-P6 is specific enough as to the values to be protected.

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316.157	Canterbury Regional Council - Jo Mitten, Principal Planner	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R4	Oppose	Earthworks required for community scale natural hazards mitigation works should be provided through the Natural Hazards Chapter. The limits provided in EW-S1 to EW-S7 are so restrictive EW-R4 does not enable community scale natural hazards mitigation works.	Provide for earthworks associated with community scale natural hazard mitigation works through the Natural Hazards Chapter.
316.158	Canterbury Regional Council - Jo Mitten, Principal Planner	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R5	Amend	Applying EW-R5 to the flood assessment overlays means that there is certainty where it applies and it captures all areas where the potential for diversionary effects exist. This rule is not effects based as it permits earthworks that could still cause offsite effects and also requires resource consent for earthworks that may not. EW-P2 refers to the displacement of floodwaters whereas EW-R5 only manages diversion, meaning ponding issues are not addressed and it does not give effect to EW-P2. Suggests a rule from the Kaikoura natural hazards plan change instead.	Change the applicability of EW-R5 from the overland flow paths to the flood assessment overlays, amend the rule to capture all activities that have the potential to cause offsite effects, only permit activities where there will be no effects, and only require resource consent in situations where there will be effects.
316.159	Canterbury Regional Council - Jo Mitten, Principal Planner	EW - Ketuketu whenua - Earthworks	Advice Notes	EW-AN1	Amend	Supports the clarification in Earthworks Chapter Advice Notes that earthworks in the beds of lakes and rivers is regulated under the regional planning framework but this should extend to the coastal marine area.	Include reference in Earthworks Chapter Advice Notes to earthworks undertaken in the coastal marine area being regulated under the Regional Coastal Environment Plan.
316.160	Canterbury Regional Council - Jo Mitten, Principal Planner	NOISE - Te orooro - Noise	Policies	NOISE-P4	Support	The proposed noise contour management for the airport is consistent with Regional Policy Statement Policy 6.3.5.	Retain NOISE-P4 as notified or original intent.
316.161	Canterbury Regional Council - Jo Mitten, Principal Planner	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Support	Support RESZ-O1.	Retain RESZ-O1 as notified, or retain original intent.
316.162	Canterbury Regional Council - Jo Mitten, Principal Planner	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O3	Support	Support RESZ-O3.	Retain RESZ-O3 as notified, or retain original intent.
316.163	Canterbury Regional Council - Jo Mitten, Principal Planner	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Support	Support RESZ-O5.	Retain RESZ-O5 as notified, or retain original intent.
316.164	Canterbury Regional Council - Jo Mitten, Principal Planner	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P4	Support	Support RESZ-P4 which gives effect to the Canterbury Regional Policy Statement Objective 16.2.1.	Retain RESZ-P4 as notified, or retain original intent.
316.165	Canterbury Regional Council - Jo Mitten, Principal Planner	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P12	Support	Support RESZ-P12 as is consistent with the intent of the Canterbury Regional Policy Statement Policy 6.3.3.	Retain RESZ-P12 as notified, or retain original intent.
316.166	Canterbury Regional Council - Jo Mitten, Principal Planner	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS6	Amend	Amend the setback for habitable buildings from an existing quarry to align with the General Rural Zone setback.	Amend LLRZ-BFS6(3)(c): "... 3500m from any existing quarry where it is located on a site in different ownership. ..."
316.167	Canterbury Regional Council - Jo Mitten, Principal Planner	RURZ - General Objectives and Policies for all Rural Zones	Policies	General	Amend	There is no policy included in the rural provisions to avoid or minimise the risk of wilding tree spread to the extent practical, as required under Policy 5.3.13 of the Canterbury Regional Policy Statement (CRPS).	Include a new policy advocating the minimisation of wilding tree spread to give effect to Canterbury Regional Policy Statement Policy 5.3.13.
316.168	Canterbury Regional Council - Jo Mitten, Principal Planner	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O2	Amend	RURZ-O2 and subsequent policies are oriented towards "primary production", however the zone covers a wide range of land use types, including riverbeds and conservation areas and other activities should be contemplated.	Amend RURZ-O2 and subsequent policies to include recreation and other activities beyond primary production.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
316.169	Canterbury Regional Council - Jo Mitten, Principal Planner	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P1	Support	RURZ-P1 gives effect to Canterbury Regional Policy Statement Policies 5.3.1, 5.3.12, and 6.3.9.	Retain RURZ-P1 as notified, or retain original intent.
316.170	Canterbury Regional Council - Jo Mitten, Principal Planner	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P2	Support	Support RURZ-P2.	Retain RURZ-P2 as notified or retain original intent.
316.171	Canterbury Regional Council - Jo Mitten, Principal Planner	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P8	Support	RURZ-P8 gives effect to Canterbury Regional Policy Statement Policies 5.3.1, 5.3.12, 6.3.5, 6.3.9, and 14.3.5.	Retain RURZ-P8 as notified or retain original intent.
316.172	Canterbury Regional Council - Jo Mitten, Principal Planner	GRUZ - General Rural Zone	Activity Rules	GRUZ-R30	Support	GRUZ-R30 gives effect to Canterbury Regional Policy Statement Policies 5.3.1, 5.3.12, 6.3.5, 6.3.9, and 14.3.5.	Retain GRUZ-R30 as notified or retain the original intent.
316.173	Canterbury Regional Council - Jo Mitten, Principal Planner	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS5	Support	GRUZ-BFS5 gives effect to Canterbury Regional Policy Statement Policies 5.3.1, 5.3.12, 6.3.5, 6.3.9, and 14.3.5.	Retain GRUZ-BFS5 as notified or retain original intent.
316.174	Canterbury Regional Council - Jo Mitten, Principal Planner	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R31	Support	RLZ-R31 gives effect to Canterbury Regional Policy Statement Policies 5.3.1, 5.3.12, 6.3.5, 6.3.9, and 14.3.5.	Retain RLZ-R31 as notified or retain original intent.
316.175	Canterbury Regional Council - Jo Mitten, Principal Planner	RLZ - Rural Lifestyle Zone	Built Form Standards	RLZ-BFS5	Support	RLZ-BFS5 gives effect to Canterbury Regional Policy Statement Policies 5.3.1, 5.3.12, 6.3.5, 6.3.9, and 14.3.5.	Retain RLZ-BFS5 as notified or retain original intent.
316.176	Canterbury Regional Council - Jo Mitten, Principal Planner	INZ - Matters of Control or Discretion for all Industrial Zones	Matters of Control and Discretion for all Industrial Zones	INZ-MCD11	Support	Support INZ-MCD11 as it considers of flood risk, natural character of waterways, and effects on wāhi taonga and mahinga kai, which gives effect to the Canterbury Regional Policy Statement.	Retain INZ-MCD11 as notified, or retain original intent.
316.177	Canterbury Regional Council - Jo Mitten, Principal Planner	NOSZ – Natural Open Space Zone	Objectives	NOSZ-O1	Amend	Natural landscapes and features may also be a characteristic of the Natural Open Space Zone.	Add an additional clause for 'natural landscapes and features'.
316.178	Canterbury Regional Council - Jo Mitten, Principal Planner	NOSZ – Natural Open Space Zone	Activity Rules	NOSZ-R13	Amend	NOSZ-R13(3) should also permit planting of vegetation for hazard mitigation such as erosion control.	Amend NOSZ-R13(3) to include planting for hazard mitigation purposes.
316.179	Canterbury Regional Council - Jo Mitten, Principal Planner	OSRZ - Matters of Control or Discretion for all Open Space Zones	Matters of Control or Discretion for all Open Space and Recreation Zones	OSRZ-MCD7	Amend	OSRZ-MCD7 excludes both the consideration of natural feature and landscape values, and the presence of any indigenous vegetation.	Amend OSRZ-MCD7(2)(d) to include reference to natural landscapes and features in the area, and consideration of any indigenous vegetation present.
316.180	Canterbury Regional Council - Jo Mitten, Principal Planner	KN - Kainga Nohoanga	Objectives	SPZ(KN)-O1	Support	Supports the ability of Te Ngāi Tūāhuriri Rūnanga to exercise kaitiakitanga in relation to their ancestral land.	Retain SPZ(KN)-O1 as proposed or retain the original intent.
316.181	Canterbury Regional Council - Jo Mitten, Principal Planner	KN - Kainga Nohoanga	Policies	SPZ(KN)-P1	Support	SPZ(KN)-P1 appears to give effect to the Canterbury Regional Policy Statement.	Retain SPZ(KN)-P1 as notified or retain the original intent.
316.182	Canterbury Regional Council - Jo Mitten, Principal Planner	KN - Kainga Nohoanga	Policies	SPZ(KN)-P2	Support	Support the avoidance and mitigation of risks from natural hazards, as is consistent with Chapter 11 of the Canterbury Regional Policy Statement.	Retain SPZ(KN)-P2 as notified or retain the original intent.
316.183	Canterbury Regional Council - Jo Mitten, Principal Planner	PBKR - Pines Beach and Kairaki Regeneration	Objectives	SPZ(PBKR)-O2	Amend	The Regional Policy Statement (CRPS) encourages resilience toward natural hazards. However, there is a hierarchy that makes it clear when to avoid effects and when mitigation may be acceptable. Consider whether to amend this policy to more closely reflect the CRPS.	Consider whether to use terminology that is more consistent with the Canterbury Regional Policy Statement.
316.184	Canterbury Regional Council - Jo Mitten, Principal Planner	PBKR - Pines Beach and Kairaki Regeneration	Policies	SPZ(PBKR)-P4	Support	Support the requirement for buildings to be relocatable so managed retreat is possible if needed.	Retain SPZ(PBKR)-P4 as notified or retain the original intent.
316.185	Canterbury Regional Council - Jo Mitten, Principal Planner	PBKR - Pines Beach and Kairaki Regeneration	Matters of Discretion	SPZ-PBKR-MD9	Amend	SPZ(PBKR)-MD9 appears to be focused on the risk presented by coastal inundation and sea level rise. This area will also be subject to freshwater flooding and these associated risks will also need to be mitigated.	Ensure that there is scope to consider the natural hazard effects from present day flooding, including fresh water flooding.
316.186	Canterbury Regional Council - Jo Mitten, Principal Planner	PR - Pegasus Resort	Policies	SPZ(PR)-P2	Amend	Water quality at Pegasus Lake has been of ongoing concern. As SPZ(PR)-P2 is currently worded, there does not seem to be a preference as to whether effects on water quality from infrastructure are avoided, or remedied, or mitigated. Consider introducing a hierarchy of preference as to whether effects are first remedied, or mitigated, or avoided in order to prevent water quality from degrading further.	Consider whether to include a hierarchy of preference in terms of when effects from infrastructure on water quality are avoided, or remedied, or mitigated.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
316.187	Canterbury Regional Council - Jo Mitten, Principal Planner	WR - West Rangiora	General	General	Amend	<p>Generally support the certification mechanism to release land for urban development and subdivision as is innovative.</p> <p>However, concerned over the detail of the certification process, particularly regarding directive policies of the Canterbury Regional Policy Statement that enable the use of land for urban activities. There needs to be proper consideration of effects beyond the development area.</p> <p>Support requirement that all criteria must be met before the Chief Executive or delegate certifies that development can proceed.</p> <p>Support provision for a minimum net density of at least 15 households per ha (hh/ha) in the new Residential Development Areas, or 12hh/ha where there are constraints. Unclear why the proposed South East Rangiora Outline Development Plan (DEV-SER-APP1) specifies a minimum of 12hh/ha.</p>	<p>Amend certification process to include:</p> <ul style="list-style-type: none"> <li>- All natural hazards in Future Development Areas are assessed and it is demonstrated that risks can be avoided or mitigated before land is released for development. This includes not increasing risk to surrounding land through mitigation techniques. Deferring effective consideration to the subdivision stage is inadequate.</li> <li>- Identification and protection of indigenous biodiversity, especially wetlands, given the policy positioning in the National Policy Statement on Freshwater Management and the rules in the National Environmental Standards for Freshwater.</li> </ul>
316.188	Canterbury Regional Council - Jo Mitten, Principal Planner	NER - North East Rangiora	General	General	Amend	<p>Generally support the certification mechanism to release land for urban development and subdivision as is innovative.</p> <p>However, concerned over the detail of the certification process, particularly regarding the directive policies of the Canterbury Regional Policy Statement that enable the use of land for urban activities and there needs to be consideration of effects beyond the development area.</p> <p>Support requirement that all criteria must be met before the Chief Executive or delegate certifies that development can proceed.</p> <p>Support minimum net density of 15 households per ha (hh/ha) in the new Residential Development Areas, or 12hh/ha where there are constraints. However unclear why the South East Rangiora Outline Development Plan (DEV-SER-APP1) specifies a minimum of 12hh/ha.</p>	<p>Amend certification process to include:</p> <ul style="list-style-type: none"> <li>- All natural hazards in Future Development Areas are assessed and it is demonstrated that risks can be avoided or mitigated before land is released for development. This includes not increasing risk to surrounding land. Deferring effective consideration to the subdivision stage is inadequate.</li> <li>- Identification and protection of indigenous biodiversity, especially wetlands, given the policy positioning in the National Policy Statement on Freshwater Management and the rules in the National Environmental Standards for Freshwater.</li> </ul>
316.189	Canterbury Regional Council - Jo Mitten, Principal Planner	SER - South East Rangiora	General	General	Amend	<p>Generally support certification mechanism to release land for urban development and subdivision as is innovative.</p> <p>However, concerned over the detail of the certification process, particularly regarding the directive policies of the Canterbury Regional Policy Statement that enable the use of land for urban activities and there needs to be consideration of effects beyond the development area.</p> <p>Support requirement that all criteria must be met before the Chief Executive or delegate certifies that development can proceed.</p> <p>Support minimum net density of 15 households per ha (hh/ha) in the new Residential Development Areas, or 12hh/ha where there are constraints. However unclear why South East Rangiora Outline Development Plan (DEV-SER-APP1) specifies a minimum of 12hh/ha.</p>	<p>Amend certification process to include:</p> <ul style="list-style-type: none"> <li>- all natural hazards in Future Development Areas are properly assessed and it is demonstrated that the risks can be avoided or mitigated before land is released for development. This includes not increasing risk to surrounding land. Deferring effective consideration to the subdivision stage is inadequate.</li> <li>- Identification and protection of indigenous biodiversity, especially wetlands, given the policy positioning in the National Policy Statement on Freshwater Management and the rules in the National Environmental Standards for Freshwater.</li> </ul>
316.190	Canterbury Regional Council - Jo Mitten, Principal Planner	K - Kaiapoi	General	General	Oppose	<p>The Kaiapoi Development Area is subject to overlays and policies in the Canterbury Regional Policy Statement (CRPS), National Policy Statement on Freshwater Management, Canterbury Land and Water Regional Plan, and potentially the New Zealand Coastal Policy Statement (NZCPS). Therefore a regular plan change process to change to urban use is likely to result in better integrated planning outcomes than the certification process which may not enable development.</p> <p>The Kaiapoi Development Area is part located within the 50 dBA L<sub>dn</sub> airport noise contour and are subject to the CRPS to avoid noise sensitive development.</p> <p>The Council's hazard assessments identify coastal inundation risk which may meet the criteria of a coastal hazard under the NZCPS and be subject to directive policies on avoiding increased hazard risk. It is not clear if certification would appropriately deal with risks such as increase in risk elsewhere from displaced floodwaters.</p> <p>Support minimum net density of 15 households per ha (hh/ha) in the new Residential Development Areas, or 12hh/ha where there are constraints. Unclear why Kaiapoi Outline Development Plan (DEV-K-APP1) specifies a minimum of 12hh/ha.</p>	<p>Use a regular plan change process rather than certification, to address issues including airport noise, high flood hazard areas, indigenous biodiversity and wetlands, and coastal inundation risk.</p>

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317.1	Kevin Augustine and; Diann Elizabeth Jones	Planning Maps	General	General	Amend	<p>Oppose the exclusion of Mandeville from future expansion of Rural Residential Development.</p> <p>The Mandeville Growth Boundary (MGB) has created unintended consequences for submitter's farming activity. Submitter suggests that the boundary is moved further to the north and the land inside the boundary is either rezoned as Large Lot Residential Zone or identified as a future growth location, resolving the compatibility problem with farming and providing land for development in the most convenient commuting location in Waimakariri.</p> <p>The Growth Boundary is immediately on submitter's southern boundary and they are zoned Rural. Submitter's property (Lot 1 DP 62901) is sandwiched between 6 residential properties in Millfield on the southern boundary and 5 residences to the north boundary. There is one residential property on the western boundary and more on the opposite side of Wards Road. The proximity of these surrounding properties, especially Millfield create compatibility issues with farming activity. The rules in the Proposed District Plan preclude any subdivision of submitter's property as 5.95ha cannot be split to smaller Lots.</p> <p>The exclusion of Mandeville from future expansion of Rural Residential Development is partly flawed. The decision process does not appear to have considered the benefit of allowing further subdivision in Mandeville but has constrained itself by assuming that the MGB is immovable - it was drawn by the Council and can be easily amended.</p>	<p>Identify Mandeville North as a location for future Large Lot Residential development. Delete the Mandeville Growth Boundary or at least moved north on the western side of Wards Road.</p> <p>Rezone 121 Wards Road Large Lot Residential Zone.</p> <p>Introduce some flexibility into the way the Council interprets its regulations.</p>
318.1	Kat Winter	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R11	Oppose	<p>Considers the restrictions/requirements on buildings and staff numbers in RLZ-R11 an overreach into people's hobbies and businesses, is environmentally damaging discouraging people to make productive use of their land.</p>	<p>Opposes the proposed restrictions in RLZ-R11.</p>
319.1	Kenneth Murray Blakemore	Planning Maps	General	General	Amend	<p>Rezone Brick Kiln Road as residential rather than rural with future Development Area overlay. Have previously run livestock at 3 Brick Kiln Lane however this is not compatible to the location to the town centre and surrounding housing. Would like to subdivide and develop 5,000m<sup>2</sup> of the property.</p>	<p>Rezone Brick Kiln Road from Rural Lifestyle Zone to residential now, rather than in the future.</p>
319.2	Kenneth Murray Blakemore	WR - West Rangiora	General	General	Amend	<p>Brick Kiln Road is designated as a future development area and is currently zoned Rural. Rezone 3 Brick Kiln Road to Residential to enable the house to be subdivided off and develop the remaining 5,000 square metres.</p>	<p>Rezone 3 Brick Kiln Road from Rural to Residential now, instead of in the future.</p>
320.1	Stephanie Jane Waterfield	General	General	General	Neutral	<p>Concerned that there will be an imbalance of an "at risk" aging population in the District. There are limited medical services for aged care facilities in the District. A resilient workforce to support health is needed in the District. The Rangiora Health Hub must continue its momentum.</p>	<p>It is very important that the Council consider the risk/benefits of expansion of older people services in the District. Appropriate services must be planned for and provided.</p>
321.1	Fiona Pamela Roberts	LLRZ - Large Lot Residential Zone	General	General	Support	<p>Support rezoning of Fawcetts Road Residential 4B Zone in the Operative District Plan to Large Lot Residential Zone (LLRZ) in the Proposed District Plan, as this area is close to Rangiora via the new bridge. The smaller average lot size of 0.5ha is more practical to manage and maintain.</p> <p>Seek rules around tree planting on LLRZ tightened up.</p>	<p>Support rezoning of Fawcetts Road Residential 4B Zone in the Operative District Plan to Large Lot Residential Zone (LLRZ) in the Proposed District Plan, as this area is close to Rangiora via the new bridge. The smaller average lot size of 0.5ha is more practical to manage and maintain.</p> <p>Seek rules around tree planting on LLRZ tightened up.</p>
322.1	Roger James Willett Ensor	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Support	<p>Support subdivision of lots to create smaller lots of between 400m<sup>2</sup> - 10,000m<sup>2</sup> such as Truro Close, Ohoka Meadows, Ohoka Mountain Views, Clear View Lane and a number of others, with no roading cost.</p>	<p>Not specified.</p>
323.1	Christopher Norman Knowles	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R16	Amend	<p>Oppose inclusion of 'motor vehicle display events' in RLZ-R16 (f) as it is ill defined. The annual Muscle Car Madness event causes adverse effects such as noise, dust, fumes, traffic and parking disturbance. The permitted activity status removes the current right of appeal to the Environment Court, thus it must be subject to District Plan rules otherwise the size and duration of the event may change over the years. Also (f) is plural, meaning more than one motor vehicle display event can occur without requiring a resource consent or public input.</p> <p>Suggest three separate definitions and associated rules:</p> <ol style="list-style-type: none"> <li>1. One Day Motor Vehicle Display Events conducted between the hours of 8.00am to 8.00pm.</li> <li>2. An annual Muscle Car Madness motor vehicle display event lasting no longer than 4 days (96hours) subject to prescribed rules.</li> <li>3. All other multiday motor vehicle display events are discretionary activities, subject to Resource Consent application and similar rules to those applied to Muscle Car Madness.</li> </ol> <p>This will make a clear distinction between one existing event which is subject to rules which include the opportunity for local resident's input into the nature and operation of the event, and the opportunity for public scrutiny as to its effect on the surrounding community.</p> <p>Refer to original submission for full list of suggested rules.</p>	<p>Delete clause (f) motor vehicle display events from RLZ-R16, and include new alternate definitions:</p> <ol style="list-style-type: none"> <li>1. One Day Motor Vehicle Display Events conducted between the hours of 8.00am to 8.00pm.</li> <li>2. An annual Muscle Car Madness motor vehicle display event lasting no longer than 4 days (96hours) subject to prescribed rules.</li> <li>3. All other multiday motor vehicle display events are discretionary activities, subject to Resource Consent application and similar rules to those applied to Muscle Car Madness.</li> </ol>



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325.1	Kainga Ora – Homes and Communities - Brendon Liggett	SD - Rautaki ahunga - Strategic directions	Introduction	Introduction	Amend	Seek amendments to clarify the relationship between the Strategic Directions Chapter and other chapters. The Strategic Directions Chapter should have primacy over the other objectives and policies.	Amend:  "1. the SD <del>may provides</del> guidance for related objectives and policies in other chapters; and 2. the relevant objectives and policies of the DP, including SD in this chapter, are to be considered together, <u>with the SD having primacy over other objectives and policies of the District Plan and no hierarchy exists between them.</u> "
325.2	Kainga Ora – Homes and Communities - Brendon Liggett	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Support	Support SD-O1.	Retain SD-O1 as notified.
325.3	Kainga Ora – Homes and Communities - Brendon Liggett	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Amend SD-O2 to better reflect requirements of the National Policy Statement on Urban Development 2020 (NPSUD), particularly to reflect outcomes sought for well-functioning urban environments, recognise that urban environments (including amenity values) change over time through planned urban growth and intensification, enable a range and mix of housing typologies, and to recognise policy 2 of the NPSUD which requires that there shall be at all times, at least, sufficient development capacity to meet expected demand for housing.  Questions whether (10) should be deleted as it duplicates SD-O5. If Council wishes to retain (10) it should be subsumed into SD-O5.	Amend SD-O2:  "Urban development and infrastructure that: 1. is consolidated and integrated with the <u>well functioning</u> urban environments; 2. <del>that</del> recognises existing character, <u>planned urban form and</u> amenity values, and is attractive and functional to residents, businesses and visitors; ... 4. provides a range <u>and mix</u> of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve <u>at all times at least</u> the housing bottom lines in UFD-O1; ... <del>10. recognise and support Ngāi Tahu</del> <u>support Ngāi Tahu</u> cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1."
325.4	Kainga Ora – Homes and Communities - Brendon Liggett	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Amend	Support SD-O3.	Retain SD-O3 as notified.
325.5	Kainga Ora – Homes and Communities - Brendon Liggett	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O5	Support	Support SD-O5.	Retain SD-O5 as notified.
325.6	Kainga Ora – Homes and Communities - Brendon Liggett	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O6	Amend	Amend SD-O6 as in certain circumstances, where you cannot avoid you should consider to minimise subdivision, use and development where the risk is unacceptable.	Amend SD-O6:  "1. avoiding <u>or minimising</u> subdivision, use and development where the risk is unacceptable; ..."
325.7	Kainga Ora – Homes and Communities - Brendon Liggett	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Amend	Amend UFD-O1 to reflect the requirements of the National Policy Statement on Urban Development 2020, particularly policy 2 which requires that there shall be at all times, at least, sufficient development capacity to meet expected demand for housing.	Amend UFD-O1:  " <u>There is, at all times, at least Ssufficient</u> feasible development capacity for residential activity to meet specified housing bottom lines..."
325.8	Kainga Ora – Homes and Communities - Brendon Liggett	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Amend	Amend UFD-O2 to reflect requirements of the National Policy Statement on Urban Development 2020 (NPSUD), particularly policy 2 which requires that there shall be at all times, at least, sufficient development capacity to meet expected demand for business land, and the provision of capacity over the short, medium and long term.  Accept how 'commercial' and 'business' activities are defined and cover the range of business activities anticipated under policy 2 of the NPSUD.	Amend UFD-O2:  " <u>There is, at all times, at least S sufficient</u> feasible development capacity to meet commercial and industrial development demand <u>over the short term, medium term and the long term.</u> "
325.9	Kainga Ora – Homes and Communities - Brendon Liggett	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Amend	Amend UFD-P1 to provide clarity to the application of the Medium Density Residential zoning and align with application of UFD-P1 and UFD-P2.	Amend UFD-P1: "... 2. locate any Medium Density Residential Zone so it: a. supports, and has ready access to, existing <u>or planned</u> Commercial and Mixed Use Zones, schools, <u>existing or planned</u> public transport and open space; ... c. avoids or mitigates natural hazard risk in any high hazard area within <u>existing</u> urban areas; and d. <u>located away from</u> <u>does not immediately adjoin</u> any Heavy Industrial Zone."

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325.10	Kainga Ora – Homes and Communities - Brendon Liggett	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Amend UFD-P2(2)(a). Replace the reference to new residential development areas being "attached" with "integrated" as SD-O2 refers to urban development being "consolidated and integrated" with urban environments.  Amend UFD-P2 to align with Policy 6 of the National Policy Statement on Urban Development and recognise that amenity values will change and develop overtime in response to providing for increased and varied housing densities and types.	Amend UFD-P2: "... 2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they: a. occur in a form that concentrates, or are <u>integrated with attached</u> to, an existing urban environment and promotes a coordinated pattern of development; ... c. have good accessibility for all people <u>between to</u> housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; d. concentrate higher <u>and medium</u> density residential housing in locations focusing on activity nodes such as key <u>commercial centres and mixed use</u> activity centres, schools, public transport routes and open space; e. take into account the need to provide for intensification of residential development while <u>maintaining managing appropriate levels of</u> amenity values on surrounding sites and streetscapes <u>that will change and develop overtime in response to providing increased and varied housing densities and types</u> ; ..."
325.11	Kainga Ora – Homes and Communities - Brendon Liggett	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P4	Amend	Amend UFD-P4 to delete reference to Town Centre Plans unless these can be explicitly referenced and outlined. Names of growth strategies and plans constantly change, and it is unclear what town centre plans might be developed.	Amend UFD-P4:  "Provide for the extension of existing Town Centres and locate and develop new commercial activities to implement the urban form identified in the Future Development Strategy <u>or Council's growth strategy, WDDS or Town Centre Plans.</u> "
325.12	Kainga Ora – Homes and Communities - Brendon Liggett	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Amend	Amend UFD-P5 to delete reference to any specific document names such as the WDDS as names of growth strategies and plans constantly change, and delete reference of Town Centre Plans unless they can be explicitly referenced and outlines as it is unclear what town centre plans are and which ones might be developed.	Amend UFD-P5:  "Provide for the extension of existing Town Centres and locate and develop new commercial activities to implement the urban form identified in the Future Development Strategy <u>or Council's growth strategy, WDDS or Town Centre Plans.</u> "
325.13	Kainga Ora – Homes and Communities - Brendon Liggett	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	Amend UFD-P6 as it is unclear what the certification process may entail. Release of new urban land should align with the Future Development Strategy or Council's growth strategy; especially the release of land per the timeframes set out in the growth strategy.	Amend UFD-P6:  "The release of land within the identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner <u>generally aligned to the Future Development Strategy or Council's growth strategy via a certification process</u> to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines."
325.14	Kainga Ora – Homes and Communities - Brendon Liggett	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	Use of the term "mechanism" is incorrect as the policy does not describe a mechanism or process; rather, it prescribes criteria for the consideration of plan change proposals.  The criteria should ensure that any rezoning proposal does not detract from the housing development capacity required under SD-O2 and UFD-O1; and align with other policies in the Urban Form and Development Chapter.	Amend UFD-P7:  " <del>Meehanism to p</del> <u>Provide</u> additional Commercial and Mixed Use Zones  If proposed, ensure any plan change to create new, or expanded existing Commercial and Mixed Use Zones: 1. improve commercial self-sufficiency within <del>the town and the</del> Waimakariri District; 2. <del>are commensurate to align with</del> the population growth forecast for the <del>District town</del> subject to the plan change; 3. <del>consider and</del> address any adverse effects that might <del>undermine</del> <u>affect</u> other <del>town-centres and local centres</del> <u>form, function and role</u> in the District; <del>and</del> 4. address any development capacity shortfall as identified in the Future Development Strategy <del>or WDDS</del> ; 5. <u>does not reduce housing development capacity sought under SD-O2 and UFD-O1; and...</u> "
325.15	Kainga Ora – Homes and Communities - Brendon Liggett	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Amend	Use of the term "mechanism" is incorrect as the policy does not describe a mechanism or process; rather, it prescribes criteria for the consideration of plan change proposals.  The criteria should ensure that any rezoning proposal does not detract from the housing development capacity required under SD-O2 and UFD-O1.	Amend UFD-P8:  " <del>Mechanism to p</del> <u>Provide</u> additional Industrial Zones If proposed, ensure any plan change to create new, or expanded existing Industrial Zones: ... 2. provides for development of greenfield areas in a manner aligned with the delivery of infrastructure, including upgrades to infrastructure, to avoid adverse effects on the capacity and efficiency of infrastructure serving these areas; <del>and</del> 3. locates new Industrial Zones in locations adjacent to existing urban environments where it can be efficiently serviced by infrastructure;. 4. <u>does not reduce housing development capacity sought under SD-O2 and UFD-O1; and</u> ..."

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325.16	Kainga Ora – Homes and Communities - Brendon Liggett	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P9	Support	Support UFD-P9.	Retain UFD-P9 as notified.
325.17	Kainga Ora – Homes and Communities - Brendon Liggett	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Oppose	Amend UFD-P10(1) as the use of "avoid" will mean no new residential activity could be located close to infrastructure. The Outline Development Plan process and UFD policies should have identified the location and application of new residential areas that do not restrict the operation and upgrade of infrastructure. A minimise policy will application to be considered on its merits.  Oppose and amend all provisions relating to the Airport Noise Contour.	Amend UFD-P10:  "Within Residential Zones and new development areas in Rangiora and Kaiapoi: 1. <del>avoid</del> <u>minimise the location of new</u> residential activity that has the potential to limit <del>or compromise</del> the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone;..."
325.18	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Introduction	Introduction	Support	Support the Energy and Infrastructure introduction.	Retain Energy and Infrastructure introduction as notified.
325.19	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O1	Support	Support EI-O1.	Retain EI-O1 as notified.
325.20	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O2	Support	Support EI-O2.	Retain EI-O2 as notified.
325.21	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O3	Amend	Amend EI-O3 to note that sometimes there are constraints for network utilities, such as existing sensitive activities or heritage or environmental constraints.	Amend EI-O3:  "The safe, efficient and effective operation, maintenance, repair, renewal, upgrading and development of energy and infrastructure is not <del>unreasonably</del> constrained or compromised by <u>other</u> activities and development, <del>including by reverse sensitivity effects.</del> "
325.22	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P1	Amend	Amend EI-P1.	Amend EI-P1:  "Recognise the local, regional or national benefits of energy and infrastructure through: ... 2. providing for <del>more than minor or significant</del> upgrades to existing, and the development of new, energy and infrastructure; ... 4. providing for the effective, safe, secure and efficient electricity transmission, including on the National Grid <u>transmission lines, major electricity distribution lines,</u> and supply of fuel and energy; ..."
325.23	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P2	Support	Support EI-P2.	Retain EI-P2 as notified.
325.24	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P3	Support	Support EI-P3.	Retain EI-P3 as notified.
325.25	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P4	Amend	Amend EI-P4 as it can only be promoted, and delete aspects that are undertaken in a separate process.	Amend EI-P4:  " <del>Promote</del> <u>Seek more</u> environmentally sustainable outcomes, <u>where possible</u> associated with energy and infrastructure, <del>including by promoting:</del> ... <del>8. building design with a Homestar™ certification rating of at least 6 for residential buildings, or a Green Star rating of at least 4 for commercial buildings, to assist in reducing energy consumption and greenhouse gas emissions.</del> "

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325.26	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P5	Amend	Amend EI-P5 to link back to the objective.	Amend EI-P5:  "Manage adverse effects of energy and infrastructure <u>on surrounding environments and community well-being</u> , including by the following: 1. enabling or providing for the ongoing operation, maintenance, repair, renewal, removal and minor upgrade of existing energy and infrastructure; 2. avoiding, remedying or mitigating adverse effects of <del>more than minor</del> upgrades to existing energy and infrastructure, including effects on: ..."
325.27	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P6	Amend	Acknowledges the need to give effect to the requirements of the National Policy Statement for Electricity Transmission (2008). However, this does not apply and/or give the same legal effect to electricity distribution lines other than if it is identified to be the National Grid.	Amend EI-P6:  "Manage adverse effects of other activities and development on energy and infrastructure, including by the following: ... 2. with regards to the National Grid <del>and major electricity distribution lines</del> , in addition to (1) above, by ensuring that: a. safe buffer distances are identified in the District Plan for managing the effects of incompatible activities and development on the National Grid <del>and major electricity distribution lines</del> including support structures; b. sensitive activity and development that may compromise the National Grid <del>and major electricity distribution lines</del> , including those associated with intensive farming activities, are excluded from establishing within identified safe buffer distances; c. changes to existing activities within identified safe buffer distances do not further constrain or restrict the operation, maintenance, repair, upgrading and development of the National Grid <del>and major electricity distribution lines</del> ; and ..."
325.28	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R1	Support	Support EI-R1.	Retain EI-R1 as notified.
325.29	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R2	Support	Support EI-R2.	Retain EI-R2 as notified.
325.30	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R3	Support	Support EI-R3.	Retain EI-R3 as notified.
325.31	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R4	Support	Support EI-R4.	Retain EI-R4 as notified.
325.32	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R6	Support	Support EI-R6.	Retain EI-R6 as notified.
325.33	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R8	Support	Support EI-R8.	Retain EI-R8 as notified.
325.34	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R10	Support	Support EI-R10.	Retain EI-R10 as notified.

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325.35	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R15	Support	Support EI-R15.	Retain EI-R15 as notified.
325.36	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R16	Support	Support EI-R16.	Retain EI-R16 as notified.
325.37	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R20	Support	Support EI-R20.	Retain EI-R20 as notified.
325.38	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Electricity transmission and electricity distribution	EI-R24	Support	Support EI-R24.	Retain EI-R24 as notified.
325.39	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Electricity transmission and electricity distribution	EI-R25	Support	Support EI-R25.	Retain EI-R25 as notified.
325.40	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Communication facilities	EI-R28	Support	Support EI-R28.	Retain EI-R28 as notified.
325.41	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	EI-R42	Support	Support EI-R42.	Retain EI-R42 as notified.
325.42	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R45	Support	Support EI-R45.	Retain EI-R45 as notified.
325.43	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R46	Support	Support EI-R46.	Retain EI-R46 as notified.
325.44	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R47	Amend	Amend EI-R47 to delete internal boundary reference, and to amend the reference and title. Further amendments are sought to the reference and title of the standard with the removal of 'internal boundary' and remain as 'setback'.	Amend EI-R47:  "1. in Residential Zones, Special Purpose Zone (Kāinga Nohoanga), and Special Purpose Zone (Pines Beach and Kairaki Regeneration), new rainwater tanks shall comply with building height, road boundary and <del>internal boundary</del> setback requirements for the relevant zone."
325.45	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on the National Grid	EI-R51	Amend	Amend EI-R51. Often fences are closer than 6m from the nearest National Grid support structure, and a fence 6m beyond a National Grid support structure could take up a significant part of a landowner's property. Building closer than 6m triggering a noncomplying activity seems unreasonable.  Amend the max floor of a new non-habitable building as this will be difficult to monitor and manage.	Amend EI-R51: "... b. fences no greater than 2.5m in height above ground level <del>and no closer than 6m from the nearest National Grid support structure;</del> ... d. any new non-habitable building less than 2.5m in height above ground level <del>and 10m<sup>2</sup> in floor area;</del> ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.46	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on the National Grid	EI-R52	Support	Support EI-R52.	Retain EI-R52 as notified.
325.47	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on major electricity distribution lines	EI-R54	Oppose	The National Policy Statement for Electricity Transmission (2008) is only applicable to the National Grid and not major electricity distribution lines. If electricity companies wish to manage earthworks adjacent to electricity distribution lines, they should manage and spatially identify the properties subject to such provisions.	Delete the entire rule and relevant standards and advice notes.
325.48	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on major electricity distribution lines	EI-R55	Support	Support EI-R55.	Retain EI-R55 as notified.
325.49	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on major electricity distribution lines	EI-R56	Support	Support EI-R56.	Retain EI-R56 as notified.
325.50	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD1	Support	Support EI-MD1.	Retain EI-MD1 as notified.
325.51	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD2	Support	Support EI-MD2.	Retain EI-MD2 as notified.
325.52	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD3	Support	Support EI-MD3.	Retain EI-MD3 as notified.
325.53	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD4	Amend	Amend EI-MD4.	Amend EI-MD4:  "1. The extent to which the infrastructure <u>proposed</u> will be located in close proximity to any sensitive activity, and the extent of any effect on human health."
325.54	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD5	Support	Support EI-MD5.	Retain EI-MD5 as notified.
325.55	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD6	Support	Support EI-MD6.	Retain EI-MD6 as notified.
325.56	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD7	Support	Support EI-MD7.	Retain EI-MD7 as notified.
325.57	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD8	Support	Support EI-MD8.	Retain EI-MD8 as notified.

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325.58	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD9	Support	Support EI-MD9.	Retain EI-MD9 as notified.
325.59	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD10	Support	Support EI-MD10.	Retain EI-MD10 as notified.
325.60	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD11	Support	Support EI-MD11.	Retain EI-MD11 as notified.
325.61	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD12	Amend	Amend EI-MD12.	Amend EI-MD12: " ... 3. The extent of any impact on the ability of the National Grid owner (Transpower NZ Ltd) to access the National Grid. ..."
325.62	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD13	Support	Support EI-MD13.	Retain EI-MD13 as notified.
325.63	Kainga Ora – Homes and Communities - Brendon Liggett	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD14	Support	Support EI-MD14.	Retain EI-MD14 as notified.
325.64	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Objectives	TRAN-O1	Support	Support TRAN-O1.	Retain TRAN-O1 as notified.
325.65	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Objectives	TRAN-O2	Amend	Amend to better reflect the requirements of the National Policy Statement on Urban Development 2020. In particular, delete reference to "parking demand".	Amend TRAN-O2:  "Parking, where provided, loading area and associated access and manoeuvring area that: 1. caters for access, <del>parking demand</del> and manoeuvring in an efficient, functional and sustainable manner ..."
325.66	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Objectives	TRAN-O3	Support	Support TRAN-O3.	Retain TRAN-O3 as notified.
325.67	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Objectives	TRAN-O4	Amend	Amend to clarify application of the objective. Delete 'avoided' as the provisions under this objective ultimately seek to manage adverse effects.	Amend TRAN-O4:  "Adverse effects on the District's transport system from activities, including reverse sensitivity, are <del>avoided</del> , remedied or mitigated."
325.68	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Policies	TRAN-P1	Support	Support TRAN-P1.	Retain TRAN-P1 as notified.
325.69	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Policies	TRAN-P4	Support	Support TRAN-P4.	Retain TRAN-P4 as notified.
325.70	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Policies	TRAN-P5	Support	Support TRAN-P5.	Retain TRAN-P5 as notified.
325.71	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Policies	TRAN-P6	Support	Support TRAN-P6.	Retain TRAN-P6 as notified.
325.72	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Policies	TRAN-P7	Support	Support TRAN-P7.	Retain TRAN-P7 as notified.
325.73	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Policies	TRAN-P8	Support	Support TRAN-P8.	Retain TRAN-P8 as notified.



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325.74	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Policies	TRAN-P9	Support	Support TRAN-P9.	Retain TRAN-P9 as notified.
325.75	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Policies	TRAN-P10	Support	Support TRAN-P10.	Retain TRAN-P10 as notified.
325.76	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Policies	TRAN-P2	Amend	Amend TRAN-P2.	Amend TRAN-P2:  "Seek more Promote environmentally sustainable outcomes associated with transport, including by promoting:..."
325.77	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Policies	TRAN-P11	Amend	Amend TRAN-P11 to delete references to matters that are not relevant in a land use context, and clarify the policy's application.	Amend TRAN-P11:  "Parking (where provided) and associated access and manoeuvring area shall ensure the following: ... 6. manage adverse effects on water quality and stormwater runoff, preferably through the use of low impact stormwater management methods, including water sensitive design, and stormwater collection and attenuation of runoff; 7. be permanently marked and surfaced where required, and maintained to control the generation of dust, or excessive noise, or other nuisance; ... 13. be designed to positively contribute to town centre amenity values and support town centre consolidation and the development of continuous street frontages within town centres, by locating parking principally within public parking areas, or by locating parking and vehicle access to the rear of sites or buildings, and not providing parking and vehicle access on individual site frontages, particularly on sites identified as having frontages to a Principal Shopping Street."
325.78	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Policies	TRAN-P14	Amend	Amend TRAN-P14.	Amend TRAN-P14:  "Ensure adverse effects of more than minor or significant upgrades to, or the development of new, transport connections and land transport infrastructure are avoided, remedied or mitigated so that the effects of the activity maintain the amenity values of adjacent activities to the extent considered reasonably practicable, whilst providing for the transport system to function efficiently and safely."
325.79	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Policies	TRAN-P15	Amend	Amend TRAN-P15 for the reasons outlined for TRAN-O4.	Amend TRAN-P15:  "Ensure, to the extent considered reasonably practicable, that other activities do not compromise the safe and efficient operation, maintenance, repair, upgrading or development of the transport system, including through: ... 2. avoiding, remedying or mitigating managing adverse reverse sensitivity effects on the transport system; and ..."
325.80	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R2	Support	Support TRAN-R2.	Retain TRAN-R2 as notified.
325.81	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R5	Amend	Support approach requiring resource consent where standards are not met, however the activities should be the subject of a non-notification provision.	Insert text in TRAN-R5 (or TRAN-S3):  "Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to the relevant road controlling authority where the consent authority considers this is required, absent its written approval."
325.82	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Appendices	Table TRAN-17	Oppose	Oppose Table TRAN-17 as the required separation distances are too onerous. Seek review and amendment so that minimum separation distances for vehicle crossings from road intersections are more appropriately set to manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.	Delete Table TRAN-17.
325.83	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R20	Amend	Concerned with approach requiring resource consent as a restricted discretionary activity where traffic generation thresholds for the development of Integrated Traffic Assessments (ITA) are met.  The plan should be enabling of residential development and requiring an ITA is onerous and unnecessary.  Table TRAN-2 requires a full ITA for restricted discretionary activities. This is onerous and should be aligned with the ITA requirements for permitted and controlled activities.	Amend Table TRAN-1:  "Non-residential activities in Residential Zones / Special Purpose Zone (Kāinga Nohoanga), Special Purpose Zone (Pines Beach and Kairaki Regeneration)"  Amend Table TRAN-2:  Activity status under all other applicable rule: Restricted discretionary Type of ITA required: FullBasic
325.84	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Transport Standards	Table TRAN-3	Oppose	Oppose Table TRAN-3, in particular the specified road reserve widths. These are excessive and wider roads create faster speed environments which does not align with the "Living Streets" initiative of Waka Kotahi, PCC, or Kāinga Ora.	Delete Tables TRAN-3 and TRAN-4.

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325.85	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Transport Standards	Table TRAN-4	Amend	Review and amend Table TRAN-4 to more appropriately set the classifications to manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.	Review and amend Table TRAN-4 to more appropriately set the classifications to manage the safety and efficiency of the transport network, while recognising and providing for residential intensification.
325.86	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Transport Standards	Table TRAN-7	Amend	Concerned the accessway formation requirements for more than 6 residential units is overly prescriptive and may inhibit further intensification. Oppose the mandatory passing bay requirements for 1-6 residential units, for similar reasons.	Amend Table TRAN-7:  "Zone: Residential Number of Residential Units 1-3 <del>4-6</del> <u>9</u> <del>&gt;6</del> <u>10+</u> Minimum legal width <del>5.5</del> <u>4.5</u> <del>5.5</del> <u>5.0</u> <del>7.0</del> <u>6.5</u> Minimum formed width 3.0 <del>43.5</del> <del>5.5</del> <u>4.5</u> ... Passing Bays <del>Yes</del> <u>Yes</u> "
325.87	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R6	Amend	The requirement to form accessways to road design standards for 6 or more sites is onerous and may inhibit further residential intensification.	Amend TRAN-R6(3):  "... 3. in the circumstances specified in (a) and (b) below, a new vehicle accessway shall be designed to the standard of a new road as per Table TRAN-3 or Table TRAN-4, with the applicable standard based on the posted speed limit of the road with which the accessway will connect: <del>a. where any new vehicle accessway in Residential Zones or Rural Zones will serve six or more sites; or</del> ..."
325.88	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD2	Amend	Delete TRAN-MD2(2) as the issue is addressed in (1). Amend (4) to clarify its meaning and application.	Amend TRAN-MD2:  "Maximum number of vehicle crossings 1. The extent to which the number of vehicle crossings will adversely affect the efficient and safe operation of the road. <del>2. The extent of any cumulative effects of the number of vehicle crossings when considered in the context of existing and future vehicle crossings in the vicinity.</del> 3. The extent to which any aspect(s) of road design or formation will mitigate adverse effects of the number of vehicle crossings. <del>4. The extent to which any Management of adverse effects on existing landscaping, stormwater management or other infrastructure will be affected by the formation of vehicle crossings."</del>
325.89	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD3	Amend	Amend TRAN-MD3(1) to clarify its meaning and application.	Amend TRAN-MD3:  "Minimum separation distance between vehicle crossings <del>1. The extent to which any Management of adverse effects on existing landscaping or stormwater management or other infrastructure will be affected by the location of vehicle crossings.</del> ..."
325.90	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD4	Amend	Delete TRAN-MD4(4) as this will be addressed via the Integrated Transport Assessment rules where required. Delete reference to "future" crossings as this cannot be determined. Delete (10) and incorporate into (3) to avoid duplication.	Amend TRAN-MD4:  "Minimum separation distance for vehicle crossings from road intersections and pedestrian crossing facility ... 3. The extent of effects on the safety of users of all transport modes <u>and pedestrian crossing facilities.</u> <del>4. The extent to which the number and type of vehicles generated by the activity on the site will adversely affect the safe and efficient use of the frontage road, particularly at times of peak traffic flows.</del> ... 8. The extent of any cumulative effects when considered in the context of existing and future vehicle crossings serving other activities in the vicinity. 9. The extent to which traffic mitigation or calming measures are proposed. <del>10. The extent to which the proximity of a vehicle crossing to a pedestrian crossing facility may adversely affect the safe use of the pedestrian crossing facility."</del>

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325.92	Kainga Ora – Homes and Communities - Brendon Liggett	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD5	Amend	Delete TRAN-MD5(1) as it provides no metric for assessment and is covered by clause (2).	Amend TRAN-MD5:  "Vehicle crossing design <del>1. The number of pedestrian and cycle movements across the site frontage and the number and type of vehicles using the vehicle crossing.</del> ..."
325.93	Kainga Ora – Homes and Communities - Brendon Liggett	CL - Whenua paitini - Contaminated land	Introduction	Introduction	Amend	Support deferring to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS), however concerned that the application of the NESCS is broadened by referencing the environment. Amend to make the connection to the NESCS clearer.	Amend the introduction of the Contaminated Land Chapter:  "Sites are identified as contaminated when land has a hazardous substance in or on it that may have significant adverse effects on human health <del>or the environment.</del> ..."
325.94	Kainga Ora – Homes and Communities - Brendon Liggett	CL - Whenua paitini - Contaminated land	Objective	CL-O1	Amend	Support deferring to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS), however concerned the application of the NESCS is broadened by referencing the environment. Amend to make the connection to NESCS clearer.	Amend CL-O1:  "The subdivision, use and development of contaminated land does not <u>have significant adverse effects on human health</u> adversely affect people, property, and the environment."
325.95	Kainga Ora – Homes and Communities - Brendon Liggett	CL - Whenua paitini - Contaminated land	Objective	General	Support	Insert new objective to recognise the positive effects associated with the remediation of contaminated soils.	Insert new objective:  " <u>CL-O2 Positive benefits from treatment and remediation of contaminated land Remediation of contaminated land contributes to the health and wellbeing of communities, including increased availability of land for housing and business activities.</u> "
325.96	Kainga Ora – Homes and Communities - Brendon Liggett	CL - Whenua paitini - Contaminated land	Policies	CL-P1	Support	Support CL-P1.	Retain CL-P1 as notified.
325.97	Kainga Ora – Homes and Communities - Brendon Liggett	CL - Whenua paitini - Contaminated land	Policies	CL-P2	Amend	Amend CL-P2 to better align with the NESCS and delete reference to 'environment'.	Amend CL-P2:  "Require applications for subdivision, <u>change of</u> use or development of contaminated land, or potentially contaminated land, to <del>include an investigation of</del> <u>investigate</u> the risks and to remediate the contamination, or manage activities on contaminated land, to protect <u>human health</u> , <del>the health of people and the environment.</del> The remediation or mitigation works for contaminated land shall be undertaken in such a way to not pose further risk to human health <del>or the environment</del> than if remediation had not occurred."
325.98	Kainga Ora – Homes and Communities - Brendon Liggett	CL - Whenua paitini - Contaminated land	Policies	CL-P3	Support	Support CL-P3.	Retain CL-P3 as notified.
325.99	Kainga Ora – Homes and Communities - Brendon Liggett	CL - Whenua paitini - Contaminated land	Policies	CL-P4	Amend	Amend CL-P4 to delete reference to environment.	Amend CL-P4:  "Avoid adverse effects on <u>human health</u> <del>the health of people and the environment</del> from the disposal of soil from contaminated land."
325.100	Kainga Ora – Homes and Communities - Brendon Liggett	Planning Maps	General	General	Amend	Generally support risk-based approach to management of natural hazards. Oppose urban and non-urban flood assessment overlays as flood hazards are dynamic and subject to change. Support other hazard maps i.e. coastal and tsunami hazards, and fault rupture zones as the location of these hazards is more certain. Suggests non-statutory flood hazard maps are made available on the Council's GIS website, that are subject to improvements and updates.	Delete Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay, and mapped fixed floor level overlays. Include these as non-statutory map layers in the Waimakariri District Natural Hazards Interactive Viewer.  Amend relevant provisions to delete reference to these overlays, instead refer to the specific hazard type that will be identified through a flood assessment.  Recognise that large areas of the urban environment are in High Hazard Areas but as residential and commercial activities are anticipated, sensitive activities should be discretionary rather than noncomplying.
325.101	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	General	General	Amend	Generally support risk-based approach to management of natural hazards.  Oppose urban and non-urban flood assessment overlays as flood hazards are dynamic and subject to change.  Support other hazard maps i.e. coastal and tsunami hazards, and fault rupture zones as the location of these hazards is more certain.  Suggests non-statutory flood hazard maps are made available on the Council's GIS website, that are subject to improvements and updates.	Delete Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay, and mapped fixed floor level overlays. Include these as non-statutory map layers in the Waimakariri District Natural Hazards Interactive Viewer.  Amend relevant provisions to delete reference to these overlays, instead refer to the specific hazard type that will be identified through a flood assessment.  Recognise that large areas of the urban environment are in High Hazard Areas but as residential and commercial activities are anticipated, sensitive activities should be discretionary rather than non-complying.

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325.102	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Introduction	Introduction	Amend	Oppose flood hazard information and overlays being incorporated as these hazards are dynamic and subject to constant change. Amend to reflect this, and to simplify the introduction.	Amend to give effect to the relief sought in the submission point on the Planning Maps and general submission point for the Natural Hazards Chapter, which seek:  - Delete Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay, and mapped fixed floor level overlays. Include these as non-statutory map layers in the Waimakariri District Natural Hazards Interactive Viewer. - Amend relevant provisions to delete reference to these overlays, instead refer to the specific hazard type that will be identified through a flood assessment. - Recognise that large areas of the urban environment are in High Hazard Areas but as residential and commercial activities are anticipated, sensitive activities should be discretionary rather than noncomplying.
325.103	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Support	Support NH-O1.	Retain NH-O1 as notified.
325.104	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Support	Support NH-O2.	Retain NH-O2 as notified.
325.105	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O3	Support	Support NH-O3.	Retain NH-O3 as notified.
325.106	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O4	Support	Support NH-O4.	Retain NH-O4 as notified.
325.107	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Support	Support NH-P1.	Retain NH-P1 as notified.
325.108	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Policies	NH-P2	Support	Support NH-P2.	Retain NH-P2 as notified.
325.109	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Policies	NH-P3	Support	Support NH-P3.	Retain NH-P3 as notified.
325.110	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Policies	NH-P4	Support	Support NH-P4.	Retain NH-P4 as notified.
325.111	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Policies	NH-P6	Support	Support NH-P6.	Retain NH-P6 as notified.
325.112	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Policies	NH-P7	Support	Support NH-P7.	Retain NH-P7 as notified.
325.113	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Policies	NH-P8	Support	Support NH-P8.	Retain NH-P8 as notified.
325.114	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Policies	NH-P11	Support	Support NH-P11.	Retain NH-P11 as notified.
325.116	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Policies	NH-P12	Support	Support NH-P12.	Retain NH-P12 as notified.
325.117	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Support	Support NH-P13.	Retain NH-P13 as notified.
325.118	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Policies	NH-P19	Support	Support NH-P19.	Retain NH-P19 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.119	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R1	Amend	Support NH-R1 with amendment to delete reference to flood assessment overlays.	Amend NH-R1 to align with the relief sought in the submission point on the Planning Maps and general submission point for the Natural Hazards Chapter, which seek to:  - Delete Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay, and mapped fixed floor level overlays. Include these as non-statutory map layers in the Waimakariri District Natural Hazards Interactive Viewer. - Amend relevant provisions to delete reference to these overlays, instead refer to the specific hazard type that will be identified through a flood assessment. - Recognise that large areas of the urban environment are in High Hazard Areas but as residential and commercial activities are anticipated, sensitive activities should be discretionary rather than non-complying.
325.120	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Amend	Amend to delete reference to flood assessment overlays.	Amend to align with the relief sought for the Natural Hazard Chapter outlined in other submission points.
325.121	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R3	Amend	Amend to delete reference to flood assessment overlays.	Amend to align with the relief sought for the Natural Hazard Chapter outlined in other submission points.
325.122	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Amend	Amend to delete reference to flood assessment overlays.	Amend to align with the relief sought for the Natural Hazard Chapter outlined in other submission points.
325.123	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R5	Amend	Amend to delete reference to flood assessment overlays.	Amend to align with the relief sought for the Natural Hazard Chapter outlined in other submission points.
325.124	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Amend	Amend to delete reference to flood assessment overlays.	Amend to align with the relief sought for the Natural Hazard Chapter outlined in other submission points.
325.125	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R3	Amend	Generally support NH-R3, however amend to make clearer what is permitted.	Amend rule title for readability.
325.126	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R15	Support	Support NH-R15.	Retain NH-R15 as notified.
325.127	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S1	Oppose	Oppose and amend to delete reference to flood assessment overlays.	Amend to align with the relief sought in the submission point on the Planning Maps and general submission point for the Natural Hazards Chapter, which seek:  - Delete Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay, and mapped fixed floor level overlays. Include these as non-statutory map layers in the Waimakariri District Natural Hazards Interactive Viewer. - Amend relevant provisions to delete reference to these overlays, instead refer to the specific hazard type that will be identified through a flood assessment. - Recognise that large areas of the urban environment are in High Hazard Areas but as residential and commercial activities are anticipated, sensitive activities should be discretionary rather than noncomplying.
325.128	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Matters of Discretion	NH-MD1	Support	Support NH-MD1.	Retain NH-MD1 as notified.
325.129	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Matters of Discretion	NH-MD2	Support	Support NH-MD2.	Retain NH-MD2 as notified.
325.130	Kainga Ora – Homes and Communities - Brendon Liggett	NH - Matepa mahorahora - Natural hazards	Matters of Discretion	NH-MD3	Support	Support NH-MD3.	Retain NH-MD3 as notified.
325.131	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Objectives	EW-O1	Support	Support EW-O1.	Retain EW-O1 as notified.
325.132	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Policies	EW-P1	Support	Support EW-P1.	Retain EW-P1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.133	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Policies	EW-P2	Support	Support EW-P2.	Retain EW-P2 as notified.
325.134	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Policies	EW-P3	Support	Support EW-P3.	Retain EW-P3 as notified.
325.135	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Policies	EW-P4	Support	Support EW-P4.	Retain EW-P4 as notified.
325.136	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Policies	EW-P5	Support	Support EW-P5.	Retain EW-P5 as notified.
325.137	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Policies	EW-P6	Support	Support EW-P6.	Retain EW-P6 as notified.
325.138	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R9	Amend	Amend EW-R9, as it would require typical residential developments to apply for resource consent. Discharges associated with fugitive dust are more appropriately managed under the Canterbury Air Regional Plan – Rule 7.32.	Amend EW-R9: "... 2. any stockpile shall not exceed 250m <sup>3</sup> and 4m in height; <u>and</u> 3. the activity shall not be located within 20m of the bank of any river or lake, 50m from the margin of any wetland; <del>and</del> 4. <del>any stockpile is located greater than 100m from any sensitive activity on an adjoining site in different ownership.</del> "
325.139	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S1	Support	Support standards relating to the maximum volume or area of earthworks in any 12 month period per site in the Local Centre Zone, Town Centre Zone, Neighbourhood Centre Zone, Medium Density Residential Zone, General Residential Zone and Settlement Zone.	Retain EW-S1 as notified.
325.140	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S2	Oppose	The intent of EW-S2 is not clear and it will place unnecessary consent requirements for relatively minor earthworks if they are located within 2m of a site boundary.	Delete EW-S2.
325.141	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S3	Amend	Generally supportive of setbacks where earthworks are in close proximity to water bodies, however the proposed setbacks are excessive for urban environments and should apply to scheduled freshwater bodies only.	Amend EW-S3: "1. Earthworks shall not be undertaken: a. within 20m from the bank of any stream, river <u>identified in NATC-SCHED1, NATC-SCHED2 or NATC-SCHED3</u> ; or ..."
325.142	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S4	Support	Support the 3m root protection area for listed notable trees.	Retain EW-S4 as notified.
325.143	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S5	Support	Support the maximum height of 1.5m above ground level and maximum depth of 2m below ground level standards.	Retain EW-S5 as notified.
325.144	Kainga Ora – Homes and Communities - Brendon Liggett	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S7	Support	Supports EW-S7.	Retain EW-S7 as notified.
325.145	Kainga Ora – Homes and Communities - Brendon Liggett	LIGHT - Turamarama - Light	General	General	Support	Generally support Light Chapter.	Retain Light Chapter as notified.
325.146	Kainga Ora – Homes and Communities - Brendon Liggett	SIGN - Nga tohu - Signs	General	General	Support	Generally support the Sign Chapter.	Retain Sign Chapter as notified.
325.147	Kainga Ora – Homes and Communities - Brendon Liggett	TEMP - Nga mahi taupua - Temporary activities	General	General	Support	Generally support the Temporary Activities Chapter.	Retain the Temporary Activities Chapter as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.148	Kainga Ora – Homes and Communities - Brendon Liggett	Planning Maps	General	General	Oppose	<p>Opposes the noise corridor overlay and related provisions within the Noise Chapter and seeks balance between providing for noise generating activities and managing effects on the community.</p> <p>Delete the noise corridor overlay maps as they do not reflect the distances prescribed in the rules/standards in relation to the State Highway and railway.</p> <p>Additional requirements for indoor noise design levels are unnecessary and overly restrictive, without a corresponding burden on infrastructure providers to manage effects.</p> <p>Opposes management of vibration effects as this adds cost for compliance, relies on a Standard that is not publicly available, and requires specialist assessment. Setbacks from State Highway and Rail will mitigate vibration effects.</p> <p>Delete the Aircraft noise provisions including any mapped noise overlays and contour maps. Seeks that the relevant Airport designation(s) is included along with any proposed noise contour overlay and provisions, otherwise delete the relevant provisions.</p>	<p>Delete mapped Noise Overlay and Airport Noise contour maps.</p> <p>Amend Noise Chapter provisions.</p>
325.149	Kainga Ora – Homes and Communities - Brendon Liggett	NOISE - Te orooro - Noise	General	General	Oppose	<p>Opposes the noise corridor overlay and related provisions within the Noise Chapter and seeks balance between providing for noise generating activities and managing effects on the community.</p> <p>Delete the noise corridor overlay maps as they do not reflect the distances prescribed in the rules/standards in relation to the State Highway and railway.</p> <p>Additional requirements for indoor noise design levels are unnecessary and overly restrictive, without a corresponding burden on infrastructure providers to manage effects.</p> <p>Opposes management of vibration effects as this adds cost for compliance, relies on a Standard that is not publicly available, and requires specialist assessment. Setbacks from State Highway and Rail will mitigate vibration effects.</p> <p>Delete the Aircraft noise provisions including any mapped noise overlays and contour maps. Seeks that the relevant Airport designation(s) is included along with any proposed noise contour overlay and provisions, otherwise delete the relevant provisions.</p>	<p>Delete mapped Noise Overlay and Airport Noise contour maps.</p> <p>Amend Noise Chapter provisions.</p>
325.150	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Introduction	Introduction	Support	Supports introduction for Subdivision Chapter.	Retain introduction for Subdivision Chapter as notified.
325.151	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Support	Supports SUB-O1.	Retain SUB-O1 as notified.
325.152	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O2	Support	Supports SUB-O2.	Retain SUB-O2 as notified.
325.153	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O3	Support	Supports SUB-O3.	Retain SUB-O3 as notified.
325.154	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Amend	Amend SUB-P1.	<p>Amend SUB-P1:</p> <p>"Enable subdivision that:</p> <p>...</p> <p>2. minimises reverse sensitivity effects on infrastructure <del>including</del> through the use of setbacks;</p> <p>3. <del>manage</del> <u>avoids</u> subdivision that restricts <del>or compromises</del> the operation, maintenance, upgrading and development of the National Grid;</p> <p>4. <del>where appropriate</del>, recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and</p> <p>5. supports <del>the character, amenity values, anticipated</del> form and function for the relevant zone."</p>



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.155	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Amend	Amend SUB-P2 to align with rule framework in residential chapters and delete the reference of densities.	Amend SUB-P2:  "Ensure that allotment layout, size and dimensions: 1. in Residential Zones: a. enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs; b. supports the achievement of high quality urban design principles for multi-unit residential development; ..."
325.156	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Policies	General	Support	Insert new policy to enable subdivision in accordance with an approved land use resource consent or building consent, especially for residential developments that have been approved via a consenting process.	Insert new policy:  " <u>Subdivision in the Residential Zones in Accordance with an Approved Land Use Consent or Building Consent</u> Provide for subdivision around existing or approved residential development where it enables creation of sites for uses that are in accordance with an approved land use resource consent or building consent."
325.157	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Amend	Amend SUB-P3 as it might not always be possible to 'ensure' sustainable design outcomes, and (3)(a-d) could be promoted and undertaken where appropriate.	Amend SUB-P3:  <del>"Ensure that a</del> Subdivision design <del>that seeks to:</del> 1. maximises solar gain, including through: ... 3. <del>Where appropriate,</del> promotes:..."
325.158	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Policies	SUB-P4	Support	Supports SUB-P4.	Retain SUB-P4 as notified.
325.159	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Policies	SUB-P5	Oppose	Review SUB-P5 against other policies in Subdivision Chapter. The outcome of this review should either be to delete SUB-P5, or amend other policies to account for the outcome sought by this policy. Delete reference to density.	Delete SUB-P5.
325.160	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Support	Supports SUB-P6.	Retain SUB-P6 as notified.
325.161	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Support	Supports SUB-P7.	Retain SUB-P7 as notified.
325.162	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Support	Supports SUB-P8.	Retain SUB-P8 as notified.
325.163	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Policies	SUB-P9	Support	Supports SUB-P9.	Retain SUB-P9 as notified.
325.164	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Policies	SUB-P10	Support	Supports SUB-P10.	Retain SUB-P10 as notified.
325.165	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R1	Support	Supports SUB-R1.	Retain SUB-R1 as notified.
325.166	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Amend	Amend to clarify the relationship between the creation of vacant sites through subdivision, and the establishment of reduced site sizes that are deemed acceptable through an approved land use consent for residential development.	Amend SUB-R2:  " <u>Vacant Site</u> Subdivision"
325.167	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R3	Support	Supports SUB-R3.	Retain SUB-R3 as notified.
325.168	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R5	Support	Supports SUB-R5.	Retain SUB-R5 as notified.
325.169	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R6	Support	Supports SUB-R6.	Retain SUB-R6 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.170	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R7	Support	Supports SUB-R7.	Retain SUB-R7 as notified.
325.171	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R4	Oppose	Opposes inclusion of urban flood assessment overlay and non-urban flood assessment overlay. Amend the changes sought in the Natural Hazards Chapter and any reference to such overlays throughout the Proposed District Plan.	Amend to align with the relief sought in the submission point on the Planning Maps and general submission point for the Natural Hazards Chapter, which seek to:  - Delete Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay, and mapped fixed floor level overlays. Include these as non-statutory map layers in the Waimakariri District Natural Hazards Interactive Viewer. - Amend relevant provisions to delete reference to these overlays, instead refer to the specific hazard type that will be identified through a flood assessment. - Recognise that large areas of the urban environment are in High Hazard Areas but as residential and commercial activities are anticipated, sensitive activities should be discretionary rather than noncomplying.
325.172	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Activity Rules	General	Support	Seeks new rules with matters of control and notification provision to enable subdivision in accordance with an approved land use resource consent or building consent, especially for residential development that have undergone or been approved via a consenting process.	Insert new rule:  <u>"Subdivision in the Residential Zones in Accordance with an Approved Land Use Consent or Building Consent</u> <u>Activity status: CON</u> <u>Where:</u> <u>1. Any subdivision relating to an approved land use consent or building consent must comply with that resource consent or building consent.</u>  <u>Matters of control/discretion are restricted to:</u> <u>SUB-MCD6</u>  <u>Notification:</u> <u>An application for a controlled activity under this rule is precluded from being publicly or limited notified."</u>
325.173	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Amend	Amend Table SUB-S1 to align with rule framework for subdivision of sites with more than one unit where a resource consent has been obtained.  Supports having no minimum allotment area, internal square or frontage requirement in the Town Centre, Neighbourhood Centre, Local Centre and Mixed-Use Zones.	Amend Table SUB-1:  "The following shall apply: - For unit title or cross-lease allotments, the allotment area shall be calculated per allotment over the area of the parent site. ... <u>- The standards in Table Sub-1 do not apply to residential development where land use consent has been approved for more than one residential unit on a site."</u>
325.174	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	Amend Table SUB-S1 to align with rule framework for subdivision of sites with more than one unit where a resource consent has been obtained. Support having no minimum allotment area, internal square or frontage requirement in the Town Centre, Neighbourhood Centre, Local Centre and Mixed-Use Zones.	Amend Table SUB-S1:  <b>"Zone</b> General Residential Zone <b>Minimum allotment area</b> <del>300m<sup>2</sup></del> <del>500m<sup>2</sup></del> <b>Internal square</b> <del>45m</del> -x- <del>45m</del> <del>10m</del> x <del>15m</del> <b>Frontage (excluding rear lots)</b> <del>45m</del> <del>10m</del> <b>Zone</b> Medium density residential zone< <b>Minimum allotment area</b> 200m <sup>2</sup> ( <u>vacant lot only</u> ) <del>No minimum for multi-unit residential development where the design statement and land use consent have been submitted and approved"</del>

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325.175	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	Amend SUB-S1 activity status when compliance not achieved in the Medium Density Residential Zone.	Amend SUB-S1:  "Activity status when compliance not achieved: 1. In the Medium Density Residential Zone: <u>RDIS</u> 2. <del>a</del> Any Industrial Zone and Special Purpose Zone (Kaiapoi Regeneration): DIS 3. In any other zone: NC  Matters of control/discretion are restricted to: <u>SUB-MCD1 - Allotment area and dimensions</u> <u>SUB-MCD2 - Subdivision design</u> <u>SUB-MCD3 - Property access</u> <u>SUB-MCD4 - Esplanade provision</u> <u>SUB-MCD6 - Infrastructure</u> <u>SUB-MCD7 - Mana whenua</u> <u>SUB-MCD8 - Archaeological sites</u> <u>SUB-MCD10 - Reverse sensitivity</u> <u>SUB-MCD13 - Historic heritage, culture and notable trees</u>  <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified."</u>
325.176	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S12	Support	Supports SUB-S12.	Retain SUB-S12 as notified.
325.177	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S14	Support	Supports SUB-S14.	Retain SUB-S14 as notified.
325.178	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD1	Support	Supports SUB-MCD1.	Retain SUB-MCD1 as notified.
325.179	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD2	Support	Supports SUB-MCD2.	Retain SUB-MCD2 as notified.
325.180	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD3	Support	Supports SUB-MCD3.	Retain SUB-MCD3 as notified.
325.181	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD4	Support	Supports SUB-MCD4.	Retain SUB-MCD4 as notified.
325.182	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD5	Support	Supports SUB-MCD5.	Retain SUB-MCD5 as notified.
325.183	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD6	Support	Supports SUB-MCD6.	Retain SUB-MCD6 as notified.
325.184	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD7	Support	Supports SUB-MCD7.	Retain SUB-MCD7 as notified.
325.185	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD8	Support	Supports SUB-MCD8.	Retain SUB-MCD8 as notified.
325.186	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD9	Oppose	Opposes SUB-MCD9 in conjunction with the relief sought to the Noise Chapter.	Delete SUB-MCD9.
325.187	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD10	Amend	Amend SUB-MCD-10 as it applies only in the rural environment.	Amend SUB-MCD10:  "Reverse sensitivity <u>effects in the rural environment</u> 1. Any need to provide a separation distance for any residential unit or minor residential unit from existing activities, and any need to ensure that subsequent owners are aware of potential reverse sensitivity issues from locating near lawfully established rural activities, including but not limited to intensive farming."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.188	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD11	Amend	Amend SUB-MCD11 as it should only give effect to the provisions set out in the National Policy Statement on Electricity Transmission.	Amend SUB-MCD11: "... 3. The extent to which potential adverse <del>effects (including visual and reverse sensitivity effects, if any.)</del> are mitigated through the location of an identified building platform or platforms. 4. The extent to which the design and construction of the subdivision allows for <del>activities to be set back from the National Grid, including the ability to ensure adverse effects on, and from, the National Grid and on public safety effects to be and property are</del> appropriately avoided, remedied or mitigated, <del>for example, through the location of roads and reserves under the transmission lines.</del> ... 7. The extent to which the subdivision plan clearly identifies the National Grid <del>and identified building platform or platforms.</del> <u>8. The extent to which adverse effects from the National Grid on outstanding and significant natural landscapes, outstanding natural features, areas of high natural character and areas of high recreation value and amenity and existing sensitive activities is avoided.</u> <u>9. The extent to which adverse effects from the National Grid on urban amenity and centres are minimised.</u> <u>10. The extent to which reasonably possible, manage activities to avoid reserve sensitivity effects on the National Grid including the operation, maintenance, upgrading, and development of the National Grid is not compromised."</u>
325.189	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD12	Support	Supports SUB-MCD12.	Retain SUB-MCD12 as notified.
325.190	Kainga Ora – Homes and Communities - Brendon Liggett	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD13	Support	Supports SUB-MCD13.	Retain SUB-MCD13 as notified.
325.191	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Introduction	Introduction	Amend	Amend the introduction to the General Objectives and Policies for all Residential Zones Chapter for accuracy and to reflect recommended provisions including removal of minimum density requirements.	Amend the introduction to the General Objectives and Policies for all Residential Zones Chapter:  "The key difference between the General Residential Zone and Medium Density Residential Zone is housing density <del>the anticipated built form within each zone, with the latter providing for greater building height and site coverage in contrast to the General Residential Zone. The Medium Density Residential Zone is</del> located within walkable distance to town centres..."
325.192	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Amend	Amend RESZ-O1 to better align with Policies 2 and 3 of the National Policy Statement on Urban Development 2020.	Amend RESZ-O1:  "Sustainable Residential growth that: 1. <del>provides enables</del> more housing in appropriate locations <u>to meet demand over the short, medium and long-term in a timely manner according to growth needs;</u> 2. <del>is responsive to community and district needs;</del> and enables new development, as well as redevelopment of existing Residential Zones. ..."
325.193	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O2	Amend	Amend RESZ-O2 to rectify its ambiguity.	Amend RESZ-O2:  "Residential <u>development</u> sustainability Efficient and sustainable use <u>and development</u> of residential land and infrastructure is provided through appropriate location of development and its design."
325.194	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O3	Amend	Amend RESZ-O3 to make the outcomes sought by the policy more tangible by focusing on built form.	Amend RESZ-O3:  "Residential form, scale, <u>and</u> design and <del>amenity values</del> <u>Development is in keeping with the anticipated built form of the applicable residential zone.</u> A form, scale and design of development that: 1. <del>achieves a good quality residential environment that is attractive and functional;</del> 2. <del>supports community health, safety and well-being;</del> 3. <del>maintains differences between zones; and manages adverse effects on the surrounding environment."</del>
325.195	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O4	Amend	Amend RESZ-O4 to provide greater clarity.	Amend RESZ-O4:  "Small-scale non-residential activities that take place in residential areas support the function of local communities. <u>Non-residential activities are compatible with the scale and intensity of development anticipated by the applicable zone and maintain the amenity of the neighbourhood."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.196	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-05	Amend	Amend RESZ-05 to provide greater clarity and better reflect the National Policy Statement on Urban Development 2020 (Part 3 – Implementation).	Amend RESZ-05:  "A wide range of housing typologies and sizes are provided to ensure choice for the community and to cater for population growth and changing demographics. Residential Zones provide for the needs of the community through: 1- a range of residential unit types; and 2- a variety of residential unit densities."
325.197	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P1	Amend	Amend RESZ-P1 as it is too prescriptive. The details are adequately covered by relevant rules and matters of discretion.	Amend RESZ-P1:  "Built form provides quality on-site residential amenity for residents and adjoining sites, and achieves attractive and safe streets and public open spaces. New development in residential areas is well designed and laid out, including by: 1- ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height; 2- ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and stormwater attenuation; 3- maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised; 4- facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated; 5- minimising the adverse impact of high fences on streetscape character and public safety; and 6- ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that is complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site)."
325.198	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P2	Amend	Opposes RESZ-P2 as the outcomes sought can be achieved through GRZ-P1.	Delete RESZ-P2.
325.199	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P3	Oppose	Delete RESZ-P3 as this matter is already covered by RESZ-P1 as amended. Management of noise, signs, glare, etc are managed by other parts of the plan.	Delete RESZ-P3.
325.200	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P4	Oppose	Delete RESZ-P3 as it has no methods of implementation.	Delete RESZ-P3.
325.201	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P5	Support	Support RESZ-P5 which assists the supply of commercial space in Rangiora Town Centre.	Retain RESZ-P5 as notified.

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325.202	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P6	Amend	Amend RESZ-P6 to align with comments on RESZ-P3.	Amend RESZ-P6:  "Non-residential activities are provided for in a manner that: 1.- avoids, or where appropriate remedies or mitigates, actual and potential adverse effects from structures, signs, glare, noise and hazardous substances, including controls on timing or duration of activities; 2.- ensures that the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence; and 3.- recognise that the following <u>some</u> non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects: a. community facilities; b. educational facilities; and c. childcare facilities"
325.203	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P7	Support	Supports RESZ-P7.	Retain RESZ-P7 as notified.
325.204	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P8	Amend	Amend RESZ-P8 to align with its focus on enabling development around built form.	Amend RESZ-P8:  "Enable a range of housing typologies that achieve the residential built form anticipated for each zone. Enable a range of residential unit types, sizes and densities where: 1. good urban design outcomes are achieved; and 2. development integrates with surrounding residential areas and infrastructure."
325.205	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P11	Support	Support RESZ-P11.	Retain RESZ-P11 as notified.
325.206	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P13	Oppose	Delete RESZ-P13 as the location of higher density housing is more appropriately addressed under MRZ-O1 and GRZ-P1.	Delete RESZ-P13.
325.207	Kainga Ora – Homes and Communities - Brendon Liggett	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Oppose	Oppose the minimum net density required for New Development Areas.	Delete minimum net density requirements or if not, amend to a higher household per ha requirement.
325.208	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Introduction	Introduction	Amend	Amend the introduction of the General Residential Zone Chapter for accuracy and clarity.	Amend the introduction of the General Residential Zone Chapter:  "...Activities provided for include community facilities, health care facilities, places of assembly and other activities that are at a scale and generate a range of effects that is consistent with residential <u>environment</u> character."  The General Residential Zone makes up the majority of the residential areas in the District, with development at a general suburban density, including the towns of Rangiora, Kaiapoi, Oxford, Woodend, and Pegasus..."
325.209	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Objectives	GRZ-O1	Amend	Amend GRZ-O1 by replacing the reference from 'suburban' to 'urban' and removing reference to 'larger' to better reflect the anticipated character of the zone.	Amend GRZ-O1:  "A general suburban residential zone with a range of larger site sizes providing for predominantly residential use."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.210	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Policies	GRZ-P1	Oppose	Amend GRZ-P1 to align with the National Policy Statement on Urban Development 2020 and better describe the character and amenity anticipated for the zone.	Amend GRZ-P1:  "Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which: 1. provides for suburban character on larger sites primarily with detached residential units; 2. provides for a pleasant residential environment, in particular minimising the adverse effects of night time noise, glare and light spill, and limited signs; 3. provides opportunities for multi-unit residential development on larger sites; 4. has sites generally dominated by landscaped areas, with open spacious streetscapes; 5. through careful design provides a range of higher density living choices to be developed within the zone; and 6. provides for small scale commercial activity that services the local community, and home businesses at a scale consistent with surrounding residential character and amenity values.  <u>Enable development that is consistent with the anticipated built form of the General Residential Zone by controlling:</u> <u>a. The design and layout of four or more dwellings in order to:</u> <u>i. Achieve the planned built form of the zone;</u> <u>ii. Achieve attractive and safe streets and public open spaces;</u> <u>iii. Manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and</u> <u>iv. Achieve high quality onsite living environments.</u> <u>b. Building height, bulk and location;</u> <u>c. Site coverage and outdoor living space;</u> <u>d. Setbacks from boundaries; and</u> <u>e. Height in relation to boundary."</u>
325.211	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Policies	GRZ-P1	Support	Support GRZ-P2.	Retain GRZ-P2 as notified.
325.212	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R1	Support	Support the approach to built form standards.	Retain GRZ-R1 as notified.
325.213	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R2	Amend	Does not support that multi-unit residential development is considered under a separate rule (GRZ-R19) and seeks integration of GRZ-R19 with GRZ-R2.  Opposes the definition of 'multi-unit residential development' and corresponding rule frameworks.	Amend GRZ-R2:  "Activity status: PER  <u>Where:</u> <u>1. No more than three residential units are established on the site.</u> <u>Activity status: RDIS</u>  <u>Where:</u> <u>2. More than three residential units are established on the site.</u> <u>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</u>  <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u> Activity status when compliance not achieved: N/A"
325.214	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R3	Support	Supports the standards that apply to minor residential units.	Retain GRZ-R3 as notified.
325.215	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R4	Support	Supports GRZ-R4.	Retain GRZ-R4 as notified.
325.216	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R5	Oppose	These activities are permitted under earthworks provisions and are considered unnecessary.	Delete GRZ-R5.
325.217	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R6	Support	Supports the standards that apply to accessory buildings or structures.	Retain GRZ-R6 as notified.



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325.218	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R7	Amend	Amend GRZ-R7 activity status for a breach to RDIS to reflect the anticipated activity within the Medium Density Residential Zone.	Amend GRZ-R7:  "Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD#</u> <u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u> <u>1. Effects on character and amenity values of the residential area.</u> <u>2. Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u> <u>3. Effects arising due to non-compliance with scale."</u>
325.219	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R8	Support	Supports GRZ-R8.	Retain GRZ-R8 as notified.
325.221	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R9	Amend	Amend GRZ-R9 so that activity status for a breach is RDIS to reflect anticipated activity within the Medium Density Residential Zone.	Amend GRZ-R9:  "Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD#</u> <u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u> <u>1. Effects on character and amenity values of the residential area.</u> <u>2. Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u> <u>3. Effects arising due to non-compliance with scale."</u>
325.222	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R10	Amend	Amend GRZ-R10 to change activity status for a breach to RDIS to reflect the anticipated activity within the General Residential Zone.  Amend to clarify the relationship between clauses (7) and (8).	Amend GRZ-R10  "Where: 7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; <del>and</del> 8. the home business involves paid childcare, a maximum of four non-resident children shall be cared for. Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u>  <u>Matters of discretion are restricted to:</u> <u>RES-MD#</u> <u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u> <u>1. Effects on character and amenity values of the residential area.</u> <u>2. Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u> <u>3. Effects arising due to non-compliance with scale."</u>
325.223	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R11	Support	Supports GRZ-R11.	Retain GRZ-R11 as notified.
325.224	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R12	Support	Supports GRZ-R12.	Retain GRZ-R12 as notified.
325.225	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R13	Support	Supports GRZ-R13.	Retain GRZ-R13 as notified.
325.226	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R14	Support	Supports GRZ-R14.	Retain GRZ-R14 as notified.
325.227	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R15	Support	Supports GRZ-R15.	Retain GRZ-R15 as notified.
325.228	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R19	Oppose	Amend GRZ-R19 to only apply when there are more than three units proposed. This aligns with the changes sought to GRZ-R2 to include "multi-unit residential development". Delete GRZ-R19 and incorporate the comments on GRZ-R2.	Delete GRZ-R19.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.229	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R20	Support	Supports GRZ-R20.	Retain GRZ-R20 as notified.
325.230	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Activity Rules	GRZ-R21	Support	Supports GRZ-R21.	Retain GRZ-R21 as notified.
325.231	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS1	Oppose	Opposes GRZ-BFS1 as it does not sufficiently enable residential intensification.  Reliance on built form standards and provisions enabling more than one unit are more appropriate.	Delete GRZ-BFS1.
325.232	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS2	Amend	Amend GRZ-BFS2 so that non-compliance is restricted discretionary to better reflect the anticipated built form of the zone and localised effects associated with any breach.	Amend GRZ-BFS2:  "Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u>  <u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but may be limited notified."</u>
325.233	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS3	Amend	Amend GRZ-BFS3 so that non-compliance is restricted discretionary to better reflect the anticipated built form of the zone and localised effects associated with any breach.	Amend GRZ-BFS3:  "Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u>  <u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but may be limited notified."</u>
325.234	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS4	Amend	Amend GRZ-BFS4 so that non-compliance is restricted discretionary to better reflect the anticipated built form of the zone and localised effects associated with any breach.	Amend GRZ-BFS4:  "Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u>  <u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but may be limited notified."</u>
325.235	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS5	Amend	Amend GRZ-BFS5 to require setbacks for garages only if the door faces the road, as design issues are covered by the built form standard for street interface.  Delete structure and vegetation setback requirement for corner sites as this is unworkable. Visibility at intersections is typically provided by footpaths and berms.	Amend GRZ-BFS5:  "1. Any building or structure <del>other than a garage</del> shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: ... 2. Any garage <u>with a vehicle door that faces the street</u> shall be set back a minimum of 6m from the road boundary. ... 4. <del>On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure GRZ-1.</del> 5. <del>All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</del>  Figure GRZ-1: Structure and Vegetation Setback"
325.236	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS6	Amend	Amend GRZ-BFS6 as any requirement to have a door face a street is overly prescriptive and not always appropriate. Amend the notification clause so there is no limited notification.	Amend GRZ-BFS6:  "1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall: ... b. include at least 20% <del>15%</del> of the front façade in glazing (within window or door panels) of which at least half is clear; and c. <del>shall have a door that is directly visible and accessible from the street.</del> ...  Notification <del>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</del> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.237	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS7	Support	Supports GRZ-BFS7.	Retain GRZ-BFS7 as notified.
325.238	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS8	Amend	Amend GRZ-BFS8 to delete the requirement to have permeable fencing between 0.9m and 1.2m as it is restrictive when compared to any perceived environmental effects.	Amend GRZ-BFS8: "..." <del>2. Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure GRZ1."</del>
325.239	Kainga Ora – Homes and Communities - Brendon Liggett	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS9	Oppose	Amend GRZ-BFS9 to reflect the scale of activity anticipated in the zone and provide clarity about what can be included in outdoor living space. As currently drafted, a deck would potentially not be allowed.	Amend GRZ-BFS9:  "1. For any residential unit: a. a minimum of <del>400m²</del> <u>30m²</u> of continuous outdoor living space able to contain a circle with a diameter of <del>8m</del> <u>4m</u> shall be provided within the site of a residential unit (except a residential unit in a retirement village); and b. <del>the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</del> 2. For any minor residential unit: a. <del>a minimum of 15m² of continuous outdoor living space able to contain a circle with a minimum dimension of 3m shall be provided an outdoor living space able to contain a circle with a diameter of 6m shall be provided;</del> and b. <del>the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and</del> c. the required outdoor living space is not part of any required outdoor living space for the principal residential unit. <del>d. The required minimum area of outdoor living space shall be free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas."</del>
325.240	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Introduction	Introduction	Amend	Support the introduction of the Medium Density Residential Zone Chapter subject to amendments for accuracy and clarity.	Amend the introduction of the Medium Density Residential Zone Chapter:  "The purpose of the Medium Density Residential Zone is to provide for residential areas predominantly used for residential activity with moderate concentration and bulk of buildings, such as detached, semi-detached and terrace housing, low rise apartments and other compatible activities. Such areas are identified close to town and neighbourhood centres, along public transport corridors, or close to public transports <u>transport stops and open space</u> .  The Medium Density Residential Zone is located in the township areas of Rangiora, Kaiapoi, <del>Oxford</del> , Woodend and Silverstream."
325.241	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Objectives	MRZ-O1	Amend	Amend MRZ-O1 to change 'suburban' to 'urban' to reflect the anticipated character of the zone.	Amend MRZ-O1:  "Provision of medium density <u>residential</u> housing A higher density <del>suburban</del> residential zone located close to amenities with a range of housing typologies providing for predominantly residential use."
325.242	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Policies	MRZ-P1	Oppose	Amend MRZ-P1 to align with the National Policy Statement on Urban Development 2020 and describe the character and amenity anticipated for the zone.	Amend MRZ-P1:  "Residential character <u>and amenity values</u> <del>Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for:</del> 1. <del>higher density living in areas with better access for walking to parks, main centres or local commercial centres;</del> 2. <del>multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment;</del> 3. <del>high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character;</del> 4. <del>provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs;</del> 5. <del>appropriate internal amenity within sites;</del> 6. <del>a mix of detached, semi-detached and multi-unit living;</del> 7. <del>small scale commercial, or community-based activities, that service the local community, and home businesses; and</del> 8. <del>a wider range of home business-based commercial activity in the Residential Commercial Precinct adjacent to Rangiora Town Centre.</del>  <u>Enable the planned residential character and amenity of the Medium Density Residential Zone by controlling:</u> a. <u>The design and layout of four or more dwellings in order to:</u>

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							<u>i. Achieve the planned character of the zone;</u> <u>ii. Achieve attractive and safe streets and public open spaces;</u> <u>iii. Manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and</u> <u>iv. Achieve high quality onsite living environments.</u> <u>b. Building height, bulk and location;</u> <u>c. Site coverage and outdoor living space;</u> <u>d. Setbacks from boundaries; and</u> <u>e. Height in relation to boundary."</u>
325.243	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R1	Support	Support the approach taken to built form standards.	Retain MRZ-R1 as notified.
325.244	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R2	Amend	<p>Does not support that multi-unit residential development is considered under a separate rule and seeks integration of MRZ-R18 with MRZ-R2.</p> <p>Oppose the definition of 'multi-unit residential development' and corresponding rule frameworks.</p>	<p>Amend MRZ-R2:</p> <p><u>"Where:</u>  <u>1. No more than three residential units are established on the site.</u>  <u>Activity status: RDIS</u></p> <p><u>Where:</u>  <u>2. More than three residential units are established on the site.</u></p> <p><u>Matters of discretion are restricted to:</u>  <u>RES-MD2 - Residential design principles</u>  <u>RES-MD7 - Outdoor storage</u></p> <p><u>Notification</u>  <u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u>  <u>Activity status when compliance not achieved: N/A"</u></p>
325.245	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R3	Support	Support MRZ-R3.	Retain MRZ-R3 as notified.
325.246	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R4	Support	Support MRZ-R4.	Retain MRZ-R4 as notified.
325.247	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R5	Oppose	Delete MRZ-R5 as these activities are permitted under the earthworks provisions.	Delete MRZ-R5.
325.248	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R6	Support	Support MRZ-R6.	Retain MRZ-R6 as notified.
325.249	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R7	Amend	Amend MRZ-R7 to change activity status for a breach to RDIS to better reflect the anticipated activity within the zone.	<p>Amend MRZ-R7:</p> <p><u>"Activity status when compliance not achieved: DISRDIS</u>  <u>Matters of discretion are restricted to:</u>  <u>RES-MD#</u>  <u>(Insert new matter of discretion)</u>  <u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u>  <u>1. Effects on character and amenity values of the residential area.</u>  <u>2. Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u>  <u>3. Effects arising due to non-compliance with scale."</u></p>
325.250	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R8	Support	Support MRZ-R8.	Retain MRZ-R8 as notified.

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325.251	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R9	Amend	Amend MRZ-R9 to change activity status for a breach to RDIS to better reflect the anticipated activity within the zone.	Amend MRZ-R9:  "Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD#</u> (Insert new matter of discretion) <u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u> <u>1. Effects on character and amenity values of the residential area.</u> <u>2. Parking and access: safety, efficiency, and impacts on street parking and neighbours.</u> <u>3. Effects arising due to non-compliance with scale."</u>
325.252	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R10	Amend	Amend MRZ-R10 to change activity status for a breach to RDIS to better reflect the anticipated activity within the zone.  Amend to clarify the relationship between clauses (7) and (8).	Amend MRZ-R10:  "Where: 1. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 2. the home business involves paid childcare, a maximum of four non-resident children shall be cared for. Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u>  <u>Matters of discretion are restricted to:</u> <u>RES-MD#</u> <u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u> <u>1. Effects on character and amenity values of the residential area.</u> <u>2. Parking and access: safety, efficiency, and impacts on street parking and neighbours.</u> <u>3. Effects arising due to non-compliance with scale."</u>
325.253	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R10	Support	Support MRZ-R10.	Retain MRZ-R10 as notified.
325.254	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R11	Support	Support MRZ-R11.	Retain MRZ-R11 as notified.
325.255	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R12	Support	Support MRZ-R12.	Retain MRZ-R12 as notified.
325.256	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R14	Support	Support MRZ-R14.	Retain MRZ-R14 as notified.
325.257	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R15	Amend	Amend MRZ-R15 to correct typographical error.	Amend MRZ-R15: " ... 1.the maximum GFA of building occupied by the <del>educational facility</del> <u>health care facility</u> shall be 200m <sup>2</sup> . ..."
325.258	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R16	Support	Support MRZ-R16.	Retain MRZ-R16 as notified.
325.259	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R17	Support	Support MRZ-R17.	Retain MRZ-R17 as notified.
325.260	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R18	Oppose	Amend MRZ-R18 to only apply when there are more than three units proposed. This aligns with changes sought to MRZ-R2 to integrate "multi-unit residential development".	Delete MRZ-R18.

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325.261	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R19	Support	Generally support MRZ-R19 subject to amendments to RES-MD2 Residential design principles.	Amend residential design principles RES-MD2.
325.262	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R20	Support	Generally support MRZ-R20 subject to amendments to RES-MD2 Residential design principles.	Amend residential design principles RES-MD2.
325.263	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS1	Oppose	Oppose MRZ-BFS1. Land Use density limitations do not sufficiently enable residential intensification.  Reliance on built form standards and enabling provisions for more than one unit on a site are more appropriate.	Delete MRZ-BFS1.
325.264	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS2	Amend	Amend MRZ-BFS2 so that non-compliance is restricted discretionary to better reflect the anticipated built form of the zone and localised effects associated with any breach.	Amend MRZ-BFS2:  "Activity status when compliance not achieved: <u>DISRDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u> <u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but may be limited notified."</u>
325.265	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS3	Amend	Amend MRZ-BFS3 so that non-compliance is restricted discretionary to better reflect the anticipated built form of the zone and localised effects associated with any breach.	Amend MRZ-BFS3:  "Activity status when compliance not achieved: <u>DISRDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u> <u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but may be limited notified."</u>
325.266	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS4	Amend	Amend MRZ-BFS4 so that non-compliance is restricted discretionary to better reflect the anticipated built form of the zone and localised effects associated with any breach.	Amend MRZ-BFS4:  "Activity status when compliance not achieved: <u>DISRDIS</u> <u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u> <u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but may be limited notified."</u>
325.267	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS5	Amend	Amend MRZ-BFS5 as garages need only be setback if the vehicle door faces the road. Design issues are covered by the Street Interface rule.  Delete control for vegetation and structures on corner sites as this is unworkable. Adequate visibility at intersections is typically provided by footpaths and road berms.	Amend MRZ-BFS5:  "1. Any building or structure <del>other than a garage</del> shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: ... 2. Any garage <u>with a vehicle door that faces the street</u> shall be set back a minimum of 6m from the road boundary. 3. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall. 4. <del>Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by:</del> <del>a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or</del> <del>b. having sill heights of 1.5m above floor level; or</del> <del>c. having fixed obscure glazing below 1.5m above floor level.</del> 5. <del>On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure MRZ-1.</del> ..." Figure MRZ-1: Structure and Vegetation Setback

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325.268	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS6	Amend	Amend MRZ-BFS6 as any requirement to have a door face a street is overly prescriptive and not always appropriate.  Change the notification clause so there is no public or limited notification.	Amend MRZ-BFS6:  "2. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall: ... b. include at least 20% <u>15%</u> of the front façade in glazing (within window or door panels) of which at least half is clear; and c. <del>shall have a door that is directly visible and accessible from the street.</del> ... Notification <del>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</del> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u> "
325.269	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS7	Amend	Amend MRZ-BFS7 so that height in relation to boundary is taken from 3m to reflect the built form anticipated in the zone.	Amend MRZ-BFS7:  "1. Structures shall not project beyond a building envelope defined by recession planes measured <del>2.5m</del> <u>3m</u> from ground level above any site boundary..." (Amend Appendix APP3 accordingly)
325.270	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS8	Amend	Amend MRZ-BFS8 to delete the requirement for permeable fencing above 0.9m and 1.2m as it is unduly restrictive when compared to perceived environmental effects.	Amend MRZ-BFS8: "... <del>4. Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure MRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure MRZ-4."</del>
325.271	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS9	Oppose	Amend MRZ-BFS9 to reflect the scale of activity anticipated in the zone and provide clarity about what can be included in the outdoor living space. As drafted a deck would potentially not be allowed.	Amend MRZ-BFS9:  "1. Outdoor living space shall be provided as follows: a. a minimum of <del>30m²</del> <u>15m²</u> of continuous outdoor living space able to contain a circle with a diameter of <del>4m</del> <u>3m</u> shall be contained at ground level within the site of the residential unit (except a residential unit within a retirement village) or b. a balcony of at least 10m² with a minimum depth of 1.5m. <del>2. The required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line</del> 2. Where outdoor living space is provided communally between two or more residential units under (1)(a), the minimum outdoor living space shall be <del>25m²</del> <u>15m²</u> for each residential unit. <del>3. The required minimum area of outdoor living space shall be free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas."</del>
325.272	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Introduction	Introduction	Support	Generally supports the introduction to General Objectives and Policies for all Commercial and Mixed Use Zones.	Retain the introduction to General Objectives and Policies for all Commercial and Mixed Use Zones as notified.
325.273	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O1	Support	Supports CMUZ-O1.	Retain CMUZ-O1 as notified.
325.274	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O2	Amend	Generally support CMUZ-O2 but amend clause 4 for clarity.	Amend CMUZ-O2:  "A scale, form and design of development in all Commercial and Mixed Use Zones that: ... 4. manages adverse <u>amenity</u> effects on the <del>surrounding</del> adjoining <u>residential</u> environment <u>zones</u> ."
325.275	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P1	Support	Generally support CMUZ-P1.	Retain CMUZ-P1 as notified.



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325.276	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P2	Support	Generally support CMUZ-P2.	Retain CMUZ-P2 as notified.
325.277	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P3	Support	Generally support CMUZ-P3.	Retain CMUZ-P3 as notified.
325.278	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P4	Support	Generally support CMUZ-P4.	Retain CMUZ-P4 as notified.
325.279	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P5	Support	Generally support CMUZ-P5.	Retain CMUZ-P5 as notified.
325.280	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P6	Support	Generally support CMUZ-P6.	Retain CMUZ-P6 as notified.
325.281	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ–P8	Support	Generally support CMUZ-P8.	Retain CMUZ-P8 as notified.
325.282	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ–P7	Support	Generally support CMUZ-P7, subject to amendments to provide flexibility for residential use in appropriate circumstances, and to reflect assessment matters in CMUZ-MD11 and the RDIS status in the rule framework.	Amend CMUZ-P7:  "Residential activities are: 1. Encouraged to locate above ground floor in all centres <u>unless</u> : <del>Avoided on ground floors fronting or adjoining the street in Town Centres to maintain commercial activity at ground level</del> <u>a. the site is not required to meet long-term needs for commercial floorspace; and/or</u> <u>b. the building containing the residential activity is designed and constructed to facilitate straightforward conversion to commercial floorspace so as to not foreclose future options;</u> and..."
325.283	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Objectives	NCZ-O1	Support	Support NCZ-O1.	Retain NCZ-O1 as notified.

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325.284	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P1	Amend	Generally support NCZ-P1 subject to amendments. Delete clause (2) as the anticipated size of local and neighbourhood centres would be better placed in the General Objectives and Policies for all Commercial and Mixed Use Zones.  Amend to make it clear that residential activity above ground floor is enabled.	Amend NCZ-P1:  "Within Neighbourhood Centres: 1. enable a limited range of convenience activities that provide for the immediate residential neighbourhood and do not adversely affect the role and function of Town and Local Centres; 2. <del>enable a range of Centre sizes that generally comprise up to 450m<sup>2</sup> total floor space and up to five shops with a maximum retail tenancy of 350m<sup>2</sup> GFA;</del> 3. ensure activities are accessible by walking and cycling from the area served; and 4. adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones; <u>and</u> 5. <u>enable residential activity.</u> "
325.285	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R1	Support	Support NCZ-R1.	Retain NCZ-R1 as notified.
325.286	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R8	Support	Support NCZ-R8.	Retain NCZ-R8 as notified.
325.287	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R9	Support	Support NCZ-R9.	Retain NCZ-R9 as notified.
325.288	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS1	Amend	Generally support 8m height limit where the Neighbourhood Centre Zone adjoins the General Residential or Large Lot Residential zones, however where it is adjacent to the Medium Density Residential Zone an increased height limit of 12m should be permitted to equal the limit in that zone.	Amend NCZ-BFS1 so that the maximum height is at least equal to the adjoining residential zone or provided at a maximum height of 12 metres.  "Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD4 - Height in relation to boundary</u> <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</u> "
325.289	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS2	Amend	Generally support the height in relation to boundary controls as proposed, however some clarity is required.	Amend NCZ-BFS2:  "1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply; <del>and where specified, structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.</del> "
325.290	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS3	Support	Support NCZ-BFS3.	Retain NCZ-BFS3 as notified.
325.291	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS4	Support	Support NCZ-BFS4.	Retain NCZ-BFS4 as notified.
325.292	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS5	Support	Support NCZ-BFS5.	Retain NCZ-BFS5 as notified.
325.293	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS6	Support	Support NCZ-BFS6.	Retain NCZ-BFS6 as notified.
325.294	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS8	Support	Support NCZ-BFS8.	Retain NCZ-BFS8 as notified.
325.295	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS10	Support	Support NCZ-BFS10.	Retain NCZ-BFS10 as notified.
325.296	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS7	Amend	Support NCZ-BFS7 with amendments.	Amend NCZ-BFS7:  "1. All buildings shall be set back a minimum of <u>2m</u> <del>4m</del> from any site boundary with the rail corridor."
325.297	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS9	Amend	Generally support NCZ-BFS9 but amend minimum net floor area requirements for residential units to enable a variety of housing typologies.	Amend NCZ-BFS9:  "1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: ... b. one <u>or more</u> bedrooms <u>45m<sup>2</sup></u> ; c. <del>two bedrooms</del> <u>60m<sup>2</sup></u> ; d. <del>three or more bedrooms</del> <u>90m<sup>2</sup></u> . ..."
325.298	Kainga Ora – Homes and Communities - Brendon Liggett	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS11	Support	Support 55% building coverage.	Retain NCZ-BFS11 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.299	Kainga Ora – Homes and Communities - Brendon Liggett	LCZ - Local Centre Zone	Objectives	LCZ-O1	Support	Support LCZ-O1.	Retain LCZ-O1 as notified.
325.300	Kainga Ora – Homes and Communities - Brendon Liggett	LCZ - Local Centre Zone	Policies	LCZ-P1	Amend	Generally support LCZ-P1 subject to amendments. Delete clause (2) as the anticipated size of local and neighbourhood centres would be better placed in the General Objectives and Policies for all Commercial and Mixed Use Zones.  Amend to make it clear that residential activity above ground floor is enabled.	Amend LCZ-P1:  "Within Local Centres: ... <del>2. enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m<sup>2</sup> to 4,000m<sup>2</sup> total floor space and up to 15 shops with a maximum retail tenancy of 350m<sup>2</sup> GFA;</del> 3. ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system; and 4. adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones; and <u>5. Enable residential activity."</u>
325.301	Kainga Ora – Homes and Communities - Brendon Liggett	LCZ - Local Centre Zone	Activity Rules	LCZ-R1	Support	Support LCZ-R1.	Retain LCZ-R1 as notified.
325.302	Kainga Ora – Homes and Communities - Brendon Liggett	LCZ - Local Centre Zone	Activity Rules	LCZ-R9	Support	Support LCZ-R9.	Retain LCZ-R9 as notified.
325.303	Kainga Ora – Homes and Communities - Brendon Liggett	LCZ - Local Centre Zone	Activity Rules	LCZ-R10	Support	Support LCZ-R10.	Retain LCZ-R10 as notified.
325.304	Kainga Ora – Homes and Communities - Brendon Liggett	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS1	Oppose	Support the 10m height limit. Amend to increase maximum height to 12m to provide for three stories. Centres should be areas identified for growth and intensification, and greater height will contribute to making centres a focal point for communities.	Amend LCZ-BFS1:  "1. The maximum height of any building, calculated as per the height calculation, shall be <del>40m</del> <u>12m</u> above ground level. Activity status when compliance not achieved:- <del>DIS</del> <u>RDIS</u> <u>Matters of discretion are restricted to:</u> <u>CMUZ-MD4 - Height in relation to boundary Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified."</u>
325.305	Kainga Ora – Homes and Communities - Brendon Liggett	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS2	Amend	Generally support height in relation to boundary controls, however clarity is required.	Amend LCZ-BFS2:  "1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, <del>and where specified, structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3."</del>
325.306	Kainga Ora – Homes and Communities - Brendon Liggett	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS7	Amend	Support LCZ-BFS7 with amendments.	Amend LCZ-BFS7:  "1. All buildings shall be set back a minimum of <del>2m</del> <u>4m</u> from any site boundary with the rail corridor."
325.307	Kainga Ora – Homes and Communities - Brendon Liggett	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS9	Amend	Generally support LCZ-BFS9 but amend minimum net floor area requirements for residential units to enable a variety of housing typologies.	Amend LCZ-BFS9:  "1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: ... b. one <del>or more</del> bedrooms 45m <sup>2</sup> ; c. <del>two bedrooms</del> <u>60m<sup>2</sup></u> ; d. <del>three or more bedrooms</del> <u>90m<sup>2</sup></u> . ..."
325.308	Kainga Ora – Homes and Communities - Brendon Liggett	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS11	Oppose	Delete the proposed building coverage rule. Other standards will control the coverage and footprint of buildings.	Delete LCZ-BFS11 and any references to the standard in any Local Centre Zone rules.
325.309	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Objectives	MUZ-O1	Support	Support MUZ-O1.	Retain MUZ-O1 as notified.
325.310	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Objectives	MUZ-O2	Support	Support MUZ-O2.	Retain MUZ-O2 as notified.
325.311	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Policies	MUZ-P1	Amend	Support MUZ-P1 with amendments.	Amend MUZ-P1:  "Provide for a mixture of commercial and residential activities in the Mixed Use Zone where these: 1. support the Kaiapoi Town Centre's identified function, role and <u>anticipated built form amenity values</u> ; ..."
325.312	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Policies	MUZ-P2	Oppose	Delete MUZ-P2 as the requirements for assessments or development to be in accordance with an appendix should not be in a policy.	Delete MUZ-P2.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.313	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Activity Rules	MUZ-R1	Oppose	Delete the Gross Floor Area footprint.	Amend MUZ-R1:  "Where: 1. the activity complies with: a. all built form standards (as applicable); <del>and</del> <del>b. any building or addition is less than 450m<sup>2</sup> GFA."</del>
325.314	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Activity Rules	MUZ-R13	Oppose	Supports permitted activity status but requests deletion of the maximum Gross Floor area footprint rule in MUZ-R13 and MUZ-R14.	Amend MUZ-R13:  "Where:  <del>1. the activity shall comprise a maximum of 75% of the GFA of all buildings on the site."</del>
325.315	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Activity Rules	MUZ-R14	Oppose	Supports permitted activity status but requests deletion of the maximum Gross Floor Area in MUZ-R13 and MUZ-R14.	Amend MUZ-R14:  "Where:  <del>1. the activity shall comprise a maximum of 75% of the GFA of all buildings on the site."</del>
325.316	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Activity Rules	MUZ-R15	Support	Support MUZ-R15.	Retain MUZ-R15 as notified.
325.317	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Activity Rules	MUZ-R16	Support	Support MUZ-R16.	Retain MUZ-R16 as notified.
325.318	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Activity Rules	MUZ-R23	Oppose	Delete Industrial Activity rule as it can be captured under MUZ-R24.	Delete MUZ-R23.
325.319	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS1	Oppose	Oppose the maximum height of 15m and amend to enable up to 6 storeys (21 metres). This aligns with the National Policy Statement on Urban Development 2020. Infringement to the height should be a restricted discretionary activity.	Amend MUZ-BFS1:  "1. The maximum height of any building, calculated as per the height calculation, shall be <del>21m</del> <u>14.5m</u> above ground level.  Activity status when compliance not achieved: <del>DIS</del> <u>RDIS</u>  <u>Matters of discretion are restricted to:</u>  <u>CMUZ-MD4 - Height in relation to boundary</u>  <u>Notification</u>  <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified."</u>
325.320	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS2	Amend	Generally support the height in relation to boundary controls, however clarity is required.	Amend MUZ-BFS2:  "1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, <del>and where specified, structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3."</del>
325.321	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS3	Support	Support MUZ-BFS3 with the deletion of 'internal' in the title as this creates confusion. Similar amendments should be made throughout the Proposed District Plan.	Amend:  "MUZ-BFS3 <del>Internal</del> <u>b</u> Boundary setback ..."
325.322	Kainga Ora – Homes and Communities - Brendon Liggett	MUZ - Mixed Use Zone	Built Form Standards	MUZ-BFS8	Amend	Generally support MUZ-BFS8 but amend minimum net floor area requirements for residential units to enable a variety of housing typologies.	Amend MUZ-BFS8:  "1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: ... b. one <u>or more</u> bedrooms 45m <sup>2</sup> ; c. <del>two bedrooms</del> 60m <sup>2</sup> ; d. <del>three or more bedrooms</del> 90m <sup>2</sup> . ..."
325.323	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Objectives	TCZ-O1	Support	Support TCZ-O1.	Retain TCZ-O1 as notified.
325.324	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Policies	TCZ-P1	Support	Support TCZ-P1.	Retain TCZ-P1 as notified.
325.325	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Policies	TCZ-P2	Support	Support TCZ-P2.	Retain TCZ-P2 as notified.
325.326	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Policies	TCZ-P3	Support	Support TCZ-P3.	Retain TCZ-P3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.327	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Activity Rules	TCZ-R1	Oppose	Delete the Gross Floor Area requirement.	Amend TCZ-R1:  "1. the activity complies with: a. all built form standards (as applicable); <u>and</u> b. <del>any building or addition is less than 450m<sup>2</sup> GFA.</del> c. any new building or addition does not have frontage to a Principal Shopping Street."
325.328	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Activity Rules	TCZ-R16	Amend	Amend TCZ-R16.	Amend TCZ-R16:  "1.any residential activity shall be above ground floor or located to the rear of commercial activities fronting <del>the street</del> <u>a Principal Shopping Street.</u> "
325.329	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Activity Rules	TCZ-R17	Amend	Amend TCZ-R17.	Amend TCZ-R17:  "1. any residential activity shall be above ground floor or located to the rear of commercial activities fronting <del>the street</del> <u>a Principal Shopping Street.</u> "
325.330	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Activity Rules	TCZ-R20	Support	Support TCZ-R20.	Retain TCZ-R20 as notified.
325.331	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS1	Oppose	Oppose maximum heights of 12m and 18m. Seeks height enabled up to 6 storeys (21 metres) to align with the National Policy Statement on Urban Development 2020. Town Centres should enable the greatest degree of intensification and built form. Infringement should be a restricted discretionary activity.  Maps should identify areas that may be subject to variation to the maximum height rule.	Amend TCZ-BFS1:  "... 2. The maximum height of any building, shall be:  <del>a. for Rangiora and Kaiapoi:</del>  <del>i. 12m above ground level, except as specified under (ii) below;</del>  <del>ii. 18m</del> <u>21m</u> above ground level, <u>unless in</u> identified areas shown on the planning map where:  <del>a. at least one floor is designed and used for residential activity as part of a mixed-use commercial and residential development; and</del>  <del>b. the maximum road wall height of any building shall be 12m;</del>  <del>b. for all other areas, 12m above ground level.</del>  3. All heights shall be calculated as per the height calculation.  Activity status when compliance not achieved: <del>DISRDIS</del>  <u>Matters of discretion are restricted to:</u>  <u>CMUZ-MD4 - Height in relation to boundary</u>  <u>Notification</u>  <u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified."</u>
325.332	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS2	Oppose	Oppose TCZ-BFS2. There should be no height in relation to boundary control when a lot adjoins a street. If there are concerns on the effects of building height and form to accessways or service lanes, there should be a specific standard to accessways or service lanes.	Delete TCZ-BFS2.
325.333	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS3	Amend	Generally support the height in relation to boundary controls, however clarity is required.	Amend TCZ-BFS3:  "1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, <del>and where specified, structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3."</del>
325.334	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS8	Amend	Support TCZ-BFS8 with amendments.	Amend TCZ-BFS8:  "2. All buildings shall be set back a minimum of <u>2.5m</u> <del>4m</del> from any site boundary with the rail corridor."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.335	Kainga Ora – Homes and Communities - Brendon Liggett	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS10	Amend	Generally support TCZ-BFS10 but amend minimum net floor area requirements for residential units to enable a variety of housing typologies.	Amend TCZ-BFS10: "1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: ... b. one <u>or more</u> bedrooms 45m <sup>2</sup> ; c. <del>two bedrooms</del> 60m <sup>2</sup> ; d. <del>three or more bedrooms</del> 90m <sup>2</sup> ..."
325.336	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD3	Support	Support CMUZ-MD3.	Retain CMUZ-MD3 as notified.
325.337	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD4	Support	Support CMUZ-MD4.	Retain CMUZ-MD4 as notified.
325.338	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD5	Support	Support CMUZ-MD5.	Retain CMUZ-MD5 as notified.
325.339	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD6	Support	Support CMUZ-MD6.	Retain CMUZ-MD6 as notified.
325.340	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD7	Support	Support CMUZ-MD7.	Retain CMUZ-MD7 as notified.
325.341	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD8	Support	Support CMUZ-MD8.	Retain CMUZ-MD8 as notified.
325.342	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD9	Support	Support CMUZ-MD9.	Retain CMUZ-MD9 as notified.
325.343	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD10	Support	Support CMUZ-MD10.	Retain CMUZ-MD10 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
325.344	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD11	Amend	Generally support CMUZ-MD11 but delete any reference to social housing.	Amend CMUZ-MD11: "..." 2. In relation to minimum unit size, the extent to which: ... <del>d. the units are to be a part of a development delivered by the Crown of the Council as a social housing provider and have been specifically designed to meet atypical housing needs;</del> and ..."
325.345	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD13	Amend	Support CMUZ-MD13 with amendments.	Amend CMUZ-MD13:  "1. <del>The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance. The location, size and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, or over the rail corridor.</del> "
325.346	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD16	Support	Support CMUZ-MD16.	Retain CMUZ-MD16 as notified.
325.347	Kainga Ora – Homes and Communities - Brendon Liggett	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R13	Support	Support MRZ-R13.	Retain MRZ-R13 as notified.
325.348	Kainga Ora – Homes and Communities - Brendon Liggett	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD18	Support	Support CMUZ-MD18.	Retain CMUZ-MD18 as notified.
326.1	Chapman Tripp - Jo Appleyard / Lucy Forrester - on behalf of Rolleston Industrial Developments Limited	General	General	General	Amend	Limit the use of absolutes such as 'avoid', 'maximise' and 'minimise' except where such explicit and absolute direction is appropriate, so as to provide scope to consider proposals on their merits.	Amend the Proposed District Plan to delete the use of absolutes such as 'avoid', 'maximise' and 'minimise'.
326.2	Chapman Tripp - Jo Appleyard / Lucy Forrester	General	General	General	Oppose	The Proposed District Plan makes inadequate use of non-notification clauses directing that applications under specific rules shall not be limited or publicly notified, on the basis of effects associated specifically with that rule.	Amend so that all controlled and restricted discretionary activity rules include the following wording, or words to like effect:  <u>"Applications shall not be limited or publicly notified, on the basis of effects associated specifically with this rule and the associated matters of control or discretion."</u>
326.3	Chapman Tripp - Jo Appleyard / Lucy Forrester	General	General	General	Amend	All controlled and restricted discretionary activity rules should provide direction regarding non-notification.	Amend controlled and restricted discretionary activity rules to provide direction regarding non-notification.
326.4	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	General	General	Support	Support definitions, and definitions utilising the National Planning Standards.	Retain definitions as notified.
326.5	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of ancillary activity	Support	Support definition of 'ancillary activity'.	Retain definition of 'ancillary activity' as notified.
326.6	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of community facility	Support	Support definition of 'community facility'.	Retain the definition of 'community facility' as notified.
326.7	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of drive through	Support	Support definition of 'drive through'.	Retain the definition of 'drive through' as notified.
326.8	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of educational facility	Support	Support definition of 'educational facility'.	Retain the definition of 'educational facility' as notified.
326.9	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of food and beverage	Support	Support definition of 'food and beverage outlet'.	Retain definition of 'food and beverage outlet' as notified.
326.10	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of functional need	Support	Support definition of 'functional need'.	Retain definition of 'functional need' as notified.
326.11	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of future development	Support	Support definition of 'future development strategy'.	Retain definition of 'future development strategy' as notified.
326.12	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of gross floor area	Support	Support definition of 'gross floor area'.	Retain definition of 'gross floor area' as notified.
326.13	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of key activity centre	Support	Support definition of 'key activity centre'.	Retain definition of 'key activity centre' as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.14	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of net density	Support	Support definition of 'net density'.	Retain definition of 'net density' as notified.
326.15	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of net floor area	Support	Support definition of 'net floor area'.	Retain definition of 'net floor area' as notified.
326.16	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of net site area	Support	Support definition of 'net site area'.	Retain definition of 'net site area' as notified.
326.17	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of notional boundary	Support	Support definition of 'notional boundary'.	Retain definition of 'notional boundary' as notified.
326.18	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of operational need	Support	Support definition of 'operational need'.	Retain definition of 'operational need' as notified.
326.19	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of parking area	Support	Support definition of 'parking area'.	Retain definition of 'parking area' as notified.
326.20	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of primary building frontage	Support	Support definition of 'primary building frontage'.	Retain definition of 'primary building frontage' as notified.
326.21	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of public transport facility	Support	Support definition of 'public transport facility'.	Retain definition of 'public transport facility' as notified.
326.22	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of residential activity	Support	Support definition of 'residential activity'.	Retain definition of 'residential activity' as notified.
326.23	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of residential unit	Support	Support definition of 'residential unit'.	Retain definition of 'residential unit' as notified.
326.24	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of retail activity	Support	Support definition of 'retail activity'.	Retain definition of 'retail activity' as notified.
326.25	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of retirement village	Support	Support definition of 'retirement village'.	Retain definition of 'retirement village' as notified.
326.26	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of reverse sensitivity	Support	Support definition of 'reverse sensitivity'.	Retain definition of 'reverse sensitivity' as notified.
326.27	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of sensitive activity	Support	Support definition of 'sensitive activity'.	Retain definition of 'sensitive activity' as notified.
326.28	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of sign	Support	Support definition of 'sign'.	Retain definition of 'sign' as notified.
326.29	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of site	Support	Support definition of 'site'.	Retain definition of 'site' as notified.
326.30	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of supermarket	Support	Support definition of 'supermarket'.	Retain definition of 'supermarket' as notified.
326.31	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of temporary activity	Support	Support definition of 'temporary activity'.	Retain definition of 'temporary activity' as notified.
326.32	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of trade supplier	Support	Support definition of 'trade supplier'.	Retain definition of 'trade supplier' as notified.
326.33	Chapman Tripp - Jo Appleyard / Lucy Forrester	Definitions	Definitions	Definition of urban environment	Support	Support definition of 'urban environment'.	Retain definition of 'urban environment' as notified.
326.34	Chapman Tripp - Jo Appleyard / Lucy Forrester	SD - Rautaki ahunga - Strategic directions	Introduction	Introduction	Amend	Support Introduction to Strategic Directions, and in particular the statement that: "For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation, including the determination of resource consent applications". However, unclear whether Strategic Objectives are a matter to be expressly considered for applications (preferred), or whether they are simply provisions given effect to by the objectives and policies in the balance of the Proposed District Plan.	Amend Strategic Directions Introduction:  "...For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for the more detailed provisions contained in the District Plan. For the purpose of District Plan implementation, including the determination of resource consent applications. <u>For the avoidance of doubt, this means that for resource consent applications, the Strategic Objectives may require specific consideration and application to proposals, as a relevant consideration under section 104(1)(b)(vi).</u> ..."
326.35	Chapman Tripp - Jo Appleyard / Lucy Forrester	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Support	Support SD-O1.	Retain SD-O1 as notified.
326.36	Chapman Tripp - Jo Appleyard / Lucy Forrester	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Support	Support SD-O3.	Retain SD-O3 as notified.
326.37	Chapman Tripp - Jo Appleyard / Lucy Forrester	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O5	Support	Support SD-O5.	Retain SD-O5 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.38	Chapman Tripp - Jo Appleyard / Lucy Forrester	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O6	Support	Support SD-O6.	Retain SD-O6 as notified.
326.39	Chapman Tripp - Jo Appleyard / Lucy Forrester	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Amend SD-O2 to ensure that urban development and infrastructure provides a range of housing opportunities in accordance with the National Policy Statement on Urban Development 2020.	Amend SD-O2: "... 4. provides a range of housing opportunities <u>in accordance with the NPS-UD</u> , focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi; 5. supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being: ... c. the focus <del>around which</del> for residential development and intensification <del>can occur</del> ..."
326.40	Chapman Tripp - Jo Appleyard / Lucy Forrester	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Amend	Amend SD-O4 to ensure that urban development and infrastructure provides a range of housing opportunities in accordance with the National Policy Statement on Urban Development.	Amend SD-O4:  "Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), <u>unless rezoned</u> , rural land is managed to ensure that it remains available for productive rural activities by: ..."
326.41	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Amend	Support sufficient feasible development capacity in UFD-O1 but not with the specific figures stated.	Amend UFD-O1:  " <u>In accordance with the NPS-UD, at least</u> sufficient feasible development capacity for residential activity to meet specified housing bottom lines and a changing demographic profile of the District."  Delete the specific figures stated.
326.42	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Support	Support UFD-O2.	Retain UFD-O2 as notified.
326.43	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Support	Support UFD-P1.	Retain UFD-P1 as notified.
326.44	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Support	Support UFD-P3.	Retain UFD-P3 as notified.
326.45	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P4	Support	Support UFD-P4.	Retain UFD-P4 as notified.
326.46	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Support	Support UFD-P5.	Retain UFD-P5 as notified.
326.47	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Support	Support UFD-P6.	Retain UFD-P6 as notified.
326.48	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P7	Support	Support UFD-P7.	Retain UFD-P7 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.49	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Support	Support UFD-P8.	Retain UFD-P8 as notified.
326.50	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P9	Support	Support UFD-P9.	Retain UFD-P9 as notified.
326.51	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Support	Support UFD-P10.	Retain UFD-P10 as notified.
326.52	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Support UFD-P2 with an amendment.	Amend UFD-P2: " ... 2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development <u>shall</u> unless located so that they: ..."
326.53	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Objectives	TRAN-O1	Support	Support TRAN-O1.	Retain TRAN-O1 as notified.
326.54	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Objectives	TRAN-O2	Support	Support TRAN-O2.	Retain TRAN-O2 as notified.
326.55	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Objectives	TRAN-O3	Support	Support TRAN-O3.	Retain TRAN-O3 as notified.
326.56	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Objectives	TRAN-O4	Support	Support TRAN-O4.	Retain TRAN-O4 as notified.
326.57	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Objectives	TRAN-O5	Support	Support TRAN-O5.	Retain TRAN-O5 as notified.
326.58	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P1	Support	Support TRAN-P1.	Retain TRAN-P1 as notified.
326.59	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P2	Support	Support TRAN-P2 as it is considered appropriate.	Retain TRAN-P2 as notified.
326.60	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P3	Support	Support TRAN-P3 as it considered appropriate.	Retain TRAN-P3 as notified.
326.61	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P4	Support	Support TRAN-P4.	Retain TRAN-P4 as notified.
326.62	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P5	Support	Support TRAN-P5.	Retain TRAN-P5 as notified.
326.63	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P6	Support	Support TRAN-P6.	Retain TRAN-P6 as notified.
326.64	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P7	Support	Support TRAN-P7.	Retain TRAN-P7 as notified.
326.65	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P8	Support	Support TRAN-P8.	Retain TRAN-P8 as notified.
326.66	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P9	Support	Support TRAN-P9.	Retain TRAN-P9 as notified.
326.67	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P10	Support	Support TRAN-P10.	Retain TRAN-P10 as notified.
326.68	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P11	Support	Support TRAN-P11.	Retain TRAN-P11 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.69	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P12	Support	Support TRAN-P12.	Retain TRAN-P12 as notified.
326.70	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P13	Support	Support TRAN-P13.	Retain TRAN-P13 as notified.
326.71	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P14	Support	Support TRAN-P14.	Retain TRAN-P14 as notified.
326.72	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P15	Support	Support TRAN-P15.	Retain TRAN-P15 as notified.
326.73	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Policies	TRAN-P16	Support	Support TRAN-P16.	Retain TRAN-P16 as notified.
326.74	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R1	Support	Support TRAN-R1.	Retain TRAN-R1 as notified.
326.75	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R2	Support	Support TRAN-R2.	Retain TRAN-R2 as notified.
326.76	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R3	Support	Support TRAN-R3.	Retain TRAN-R3 as notified.
326.77	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R4	Support	Support TRAN-R4.	Retain TRAN-R4 as notified.
326.78	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R5	Support	Support TRAN-R5.	Retain TRAN-R5 as notified.
326.79	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R6	Support	Support TRAN-R6.	Retain TRAN-R6 as notified.
326.80	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R7	Support	Support TRAN-R7.	Retain TRAN-R7 as notified.
326.81	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R8	Support	Support TRAN-R8.	Retain TRAN-R8 as notified.
326.82	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R9	Support	Support TRAN-R9.	Retain TRAN-R9 as notified.
326.83	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R10	Support	Support TRAN-R10.	Retain TRAN-R10 as notified.
326.84	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R11	Support	Support TRAN-R11.	Retain TRAN-R11 as notified.
326.85	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R12	Support	Support TRAN-R12.	Retain TRAN-R12 as notified.
326.86	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R13	Support	Support TRAN-R13.	Retain TRAN-R13 as notified.
326.87	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R14	Support	Support TRAN-R14.	Retain TRAN-R14 as notified.
326.88	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R15	Support	Support TRAN-R15.	Retain TRAN-R15 as notified.
326.89	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R16	Support	Support TRAN-R16.	Retain TRAN-R16 as notified.
326.90	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R17	Support	Support TRAN-R17.	Retain TRAN-R17 as notified.
326.91	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R18	Support	Support TRAN-R18.	Retain TRAN-R18 as notified.
326.92	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R19	Support	Support TRAN-R19.	Retain TRAN-R19 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.93	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R20	Support	Support TRAN-R20.	Retain TRAN-R20 as notified.
326.94	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R21	Support	Support TRAN-R21.	Retain TRAN-R21 as notified.
326.95	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R22	Support	Support TRAN-R22.	Retain TRAN-R22 as notified.
326.96	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R23	Support	Support TRAN-R23.	Retain TRAN-R23 as notified.
326.97	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S1	Support	Support TRAN-S1.	Retain TRAN-S1 as notified.
326.98	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S2	Support	Support TRAN-S2.	Retain TRAN-S2 as notified.
326.99	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S3	Support	Support TRAN-S3.	Retain TRAN-S3 as notified.
326.100	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S4	Support	Support TRAN-S4.	Retain TRAN-S4 as notified.
326.101	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S5	Support	Support TRAN-S5.	Retain TRAN-S5 as notified.
326.102	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S6	Support	Support TRAN-S6.	Retain TRAN-S6 as notified.
326.103	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S7	Support	Support TRAN-S7.	Retain TRAN-S7 as notified.
326.104	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S8	Support	Support TRAN-S8.	Retain TRAN-S8 as notified.
326.105	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S9	Support	Support TRAN-S9.	Retain TRAN-S9 as notified.
326.106	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S10	Support	Support TRAN-S10.	Retain TRAN-S10 as notified.
326.107	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Transport Standards	TRAN-S11	Support	Support TRAN-S11.	Retain TRAN-S11 as notified.
326.108	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD1	Support	Support TRAN-MD1.	Retain TRAN-MD1 as notified.
326.109	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD2	Support	Support TRAN-MD2.	Retain TRAN-MD2 as notified.
326.110	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD3	Support	Support TRAN-MD3.	Retain TRAN-MD3 as notified.
326.111	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD4	Support	Support TRAN-MD4.	Retain TRAN-MD4 as notified.
326.112	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD5	Support	Support TRAN-MD5.	Retain TRAN-MD5 as notified.
326.113	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD6	Support	Support TRAN-MD6.	Retain TRAN-MD6 as notified.
326.114	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD7	Support	Support TRAN-MD7.	Retain TRAN-MD7 as notified.
326.115	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD8	Support	Support TRAN-MD8.	Retain TRAN-MD8 as notified.
326.116	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD9	Support	Support TRAN-MD9.	Retain TRAN-MD9 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.117	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD10	Support	Support TRAN-MD10.	Retain TRAN-MD10 as notified.
326.118	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD11	Support	Support TRAN-MD11.	Retain TRAN-MD11 as notified.
326.119	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD12	Support	Support TRAN-MD12.	Retain TRAN-MD12 as notified.
326.120	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD13	Support	Support TRAN-MD13.	Retain TRAN-MD13 as notified.
326.121	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD14	Support	Support TRAN-MD14.	Retain TRAN-MD14 as notified.
326.122	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD15	Support	Support TRAN-MD15.	Retain TRAN-MD15 as notified.
326.123	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD16	Support	Support TRAN-MD16.	Retain TRAN-MD16 as notified.
326.124	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD17	Support	Support TRAN-MD17.	Retain TRAN-MD17 as notified.
326.125	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD18	Support	Support TRAN-MD18.	Retain TRAN-MD18 as notified.
326.126	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD19	Support	Support TRAN-MD19.	Retain TRAN-MD19 as notified.
326.127	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD20	Support	Support TRAN-MD20.	Retain TRAN-MD20 as notified.
326.128	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD21	Support	Support TRAN-MD21.	Retain TRAN-MD21 as notified.
326.129	Chapman Tripp - Jo Appleyard / Lucy Forrester	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD22	Support	Support TRAN-MD22.	Retain TRAN-MD22 as notified.
326.130	Chapman Tripp - Jo Appleyard / Lucy Forrester	HS - Matu morearea - Hazardous substances	Objectives	HS-O1	Support	Support HS-O1.	Retain HS-O1 as notified.
326.131	Chapman Tripp - Jo Appleyard / Lucy Forrester	HS - Matu morearea - Hazardous substances	Objectives	HS-O2	Support	Support HS-O2.	Retain HS-O2 as notified.
326.132	Chapman Tripp - Jo Appleyard / Lucy Forrester	HS - Matu morearea - Hazardous substances	Policies	HS-P1	Support	Support HS-P1.	Retain HS-P1 as notified.
326.133	Chapman Tripp - Jo Appleyard / Lucy Forrester	HS - Matu morearea - Hazardous substances	Policies	HS-P2	Support	Support HS-P2.	Retain HS-P2 as notified.
326.134	Chapman Tripp - Jo Appleyard / Lucy Forrester	HS - Matu morearea - Hazardous substances	Policies	HS-P3	Support	Support HS-P3.	Retain HS-P3 as notified.
326.135	Chapman Tripp - Jo Appleyard / Lucy Forrester	HS - Matu morearea - Hazardous substances	Activity Rules	HS-R1	Support	Support HS-R1.	Retain HS-R1 as notified.
326.136	Chapman Tripp - Jo Appleyard / Lucy Forrester	HS - Matu morearea - Hazardous substances	Activity Rules	HS-R2	Support	Support HS-R2.	Retain HS-R2 as notified.
326.137	Chapman Tripp - Jo Appleyard / Lucy Forrester	HS - Matu morearea - Hazardous substances	Activity Rules	HS-R3	Support	Support HS-R3.	Retain HS-R3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.138	Chapman Tripp - Jo Appleyard / Lucy Forrester	HS - Matu morearea - Hazardous substances	Matters of Discretion	HS-MD1	Support	Support HS-MD1.	Retain HS-MD1 as notified.
326.139	Chapman Tripp - Jo Appleyard / Lucy Forrester	CL - Whenua paitini - Contaminated land	Objective	CL-O1	Support	Support CL-O1.	Retain CL-O1 as notified.
326.140	Chapman Tripp - Jo Appleyard / Lucy Forrester	CL - Whenua paitini - Contaminated land	Policies	CL-P1	Support	Support CL-P1.	Retain CL-P1 as notified.
326.141	Chapman Tripp - Jo Appleyard / Lucy Forrester	CL - Whenua paitini - Contaminated land	Policies	CL-P2	Support	Support CL-P2.	Retain CL-P2 as notified.
326.142	Chapman Tripp - Jo Appleyard / Lucy Forrester	CL - Whenua paitini - Contaminated land	Policies	CL-P3	Support	Support CL-P3.	Retain CL-P3 as notified.
326.143	Chapman Tripp - Jo Appleyard / Lucy Forrester	CL - Whenua paitini - Contaminated land	Policies	CL-P4	Support	Support CL-P4.	Retain CL-P4 as notified.
326.144	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Support	Support NH-O1.	Retain NH-O1 as notified.
326.145	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Support	Support NH-O2.	Retain NH-O2 as notified.
326.146	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O3	Support	Support NH-O3.	Retain NH-O3 as notified.
326.147	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O4	Support	Support NH-O4.	Retain NH-O4 as notified.
326.148	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Support	Support NH-P1.	Retain NH-P1 as notified.
326.149	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P2	Support	Support NH-P2.	Retain NH-P2 as notified.
326.150	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P3	Support	Support NH-P3.	Retain NH-P3 as notified.
326.151	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P4	Support	Support NH-P4.	Retain NH-P4 as notified.
326.152	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P5	Support	Support NH-P5.	Retain NH-P5 as notified.
326.153	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P6	Support	Support NH-P6.	Retain NH-P6 as notified.
326.154	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P7	Support	Support NH-P7.	Retain NH-P7 as notified.
326.155	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P8	Support	Support NH-P8.	Retain NH-P8 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.156	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P9	Support	Support NH-P9.	Retain NH-P9 as notified.
326.157	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P10	Support	Support NH-P10.	Retain NH-P10 as notified.
326.158	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P11	Support	Support NH-P11.	Retain NH-P11 as notified.
326.159	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P12	Support	Support NH-P12.	Retain NH-P12 as notified.
326.160	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Support	Support NH-P13.	Retain NH-P13 as notified.
326.161	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P14	Support	Support NH-P14.	Retain NH-P14 as notified.
326.162	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P15	Support	Support NH-P15.	Retain NH-P15 as notified.
326.163	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P16	Support	Support NH-P16.	Retain NH-P16 as notified.
326.164	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P17	Support	Support NH-P17.	Retain NH-P17 as notified.
326.165	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P18	Support	Support NH-P18.	Retain NH-P18 as notified.
326.166	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Policies	NH-P19	Support	Support NH-P19.	Retain NH-P19 as notified.
326.167	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R1	Amend	There is insufficient use of non-notification clauses where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification. Seek that all rules in the Natural Hazards Chapter be provided with 'non-notification clauses' directing that applications under specific rules shall not be limited notified, on the basis of effects associated specifically with that rule.	Amend all rules in the Natural Hazards Chapter, to include the following wording, or words to like effect:  "An application for a restricted discretionary activity under this rule is precluded from being <u>limited notified or</u> publicly notified., <del>but may be limited notified.</del> "
326.168	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Amend	There is insufficient use of non-notification clauses where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification. Seek that all rules in the Natural Hazards Chapter be provided with 'non-notification clauses' directing that applications under specific rules shall not be limited notified, on the basis of effects associated specifically with that rule.	Amend all rules in the Natural Hazards Chapter, to include the following wording, or words to like effect:  "An application for a restricted discretionary activity under this rule is precluded from being <u>limited notified or</u> publicly notified., <del>but may be limited notified.</del> "
326.169	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R3	Amend	There is insufficient use of non-notification clauses where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification. Seek that all rules in the Natural Hazards Chapter be provided with 'non-notification clauses' directing that applications under specific rules shall not be limited notified, on the basis of effects associated specifically with that rule.	Amend all rules in the Natural Hazards Chapter, to include the following wording, or words to like effect:  "An application for a restricted discretionary activity under this rule is precluded from being <u>limited notified or</u> publicly notified., <del>but may be limited notified.</del> "
326.170	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Amend	There is insufficient use of non-notification clauses where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification. Seek that all rules in the Natural Hazards Chapter be provided with 'non-notification clauses' directing that applications under specific rules shall not be limited notified, on the basis of effects associated specifically with that rule.	Amend all rules in the Natural Hazards Chapter, to include the following wording, or words to like effect:  "An application for a restricted discretionary activity under this rule is precluded from being <u>limited notified or</u> publicly notified., <del>but may be limited notified.</del> "

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Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.183	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R17	Amend	There is insufficient use of non-notification clauses where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification. Seek that all rules in the Natural Hazards Chapter be provided with 'non-notification clauses' directing that applications under specific rules shall not be limited notified, on the basis of effects associated specifically with that rule.	Amend all rules in the Natural Hazards Chapter, to include the following wording, or words to like effect:  "An application for a restricted discretionary activity under this rule is precluded from being <u>limited notified or</u> publicly notified., <del>but may be limited notified.</del> "
326.184	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R18	Amend	There is insufficient use of non-notification clauses where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification. Seek that all rules in the Natural Hazards Chapter be provided with 'non-notification clauses' directing that applications under specific rules shall not be limited notified, on the basis of effects associated specifically with that rule.	Amend all rules in the Natural Hazards Chapter, to include the following wording, or words to like effect:  "An application for a restricted discretionary activity under this rule is precluded from being <u>limited notified or</u> publicly notified., <del>but may be limited notified.</del> "
326.185	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R19	Amend	There is insufficient use of non-notification clauses where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification. Seek that all rules in the Natural Hazards Chapter be provided with 'non-notification clauses' directing that applications under specific rules shall not be limited notified, on the basis of effects associated specifically with that rule.	Amend all rules in the Natural Hazards Chapter, to include the following wording, or words to like effect:  "An application for a restricted discretionary activity under this rule is precluded from being <u>limited notified or</u> publicly notified., <del>but may be limited notified.</del> "
326.186	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R20	Amend	There is insufficient use of non-notification clauses where the corresponding issues and effects are matters that can be adequately determined by Council without any benefit from limited notification. Seek that all rules in the Natural Hazards Chapter be provided with 'non-notification clauses' directing that applications under specific rules shall not be limited notified, on the basis of effects associated specifically with that rule.	Amend all rules in the Natural Hazards Chapter, to include the following wording, or words to like effect:  "An application for a restricted discretionary activity under this rule is precluded from being <u>limited notified or</u> publicly notified., <del>but may be limited notified.</del> "
326.187	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R1	Support	Support NH-R1.	Retain NH-R1 as notified.
326.188	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Support	Support NH-R2.	Retain NH-R2 as notified.
326.189	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R3	Support	Support NH-R3.	Retain NH-R3 as notified.
326.190	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Support	Support NH-R4.	Retain NH-R4 as notified.
326.191	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R5	Support	Support NH-R5.	Retain NH-R5 as notified.
326.192	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Support	Support NH-R6.	Retain NH-R6 as notified.
326.193	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R7	Support	Support NH-R7.	Retain NH-R7 as notified.
326.194	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R8	Support	Support NH-R8.	Retain NH-R8 as notified.
326.195	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R9	Support	Support NH-R9.	Retain NH-R9 as notified.
326.196	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R10	Support	Support NH-R10.	Retain NH-R10 as notified.
326.197	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R11	Support	Support NH-R11.	Retain NH-R11 as notified.
326.198	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R12	Support	Support NH-R12.	Retain NH-R12 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.199	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R13	Support	Support NH-R13.	Retain NH-R13 as notified.
326.200	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R14	Support	Support NH-R14.	Retain NH-R14 as notified.
326.201	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R15	Support	Support NH-R15.	Retain NH-R15 as notified.
326.202	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R16	Support	Support NH-R16.	Retain NH-R16 as notified.
326.203	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R17	Support	Support NH-R17.	Retain NH-R17 as notified.
326.204	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R18	Support	Support NH-R18.	Retain NH-R18 as notified.
326.205	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R19	Support	Support NH-R19.	Retain NH-R19 as notified.
326.206	Chapman Tripp - Jo Appleyard / Lucy Forrester	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R20	Support	Support NH-R20.	Retain NH-R20 as notified.
326.207	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Objectives	HH-O1	Support	Support HH-O1.	Retain HH-O1 as notified.
326.208	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Policies	HH-P1	Support	Support HH-P1.	Retain HH-P1 as notified.
326.209	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Policies	HH-P2	Support	Support HH-P2.	Retain HH-P2 as notified.
326.210	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Policies	HH-P3	Support	Support HH-P3.	Retain HH-P3 as notified.
326.211	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Policies	HH-P4	Support	Support HH-P4.	Retain HH-P4 as notified.
326.212	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Policies	HH-P5	Support	Support HH-P5.	Retain HH-P5 as notified.
326.213	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Policies	HH-P6	Support	Support HH-P6.	Retain HH-P6 as notified.
326.214	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Policies	HH-P7	Support	Support HH-P7.	Retain HH-P7 as notified.
326.215	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Policies	HH-P8	Support	Support HH-P8.	Retain HH-P8 as notified.
326.216	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R1	Support	Support HH-R1.	Retain HH-R1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.217	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R2	Support	Support HH-R2.	Retain HH-R2 as notified.
326.218	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R3	Support	Support HH-R3.	Retain HH-R3 as notified.
326.219	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R4	Support	Support HH-R4.	Retain HH-R4 as notified.
326.220	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R5	Support	Support HH-R5.	Retain HH-R5 as notified.
326.221	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R6	Support	Support HH-R6.	Retain HH-R6 as notified.
326.222	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R7	Support	Support HH-R7.	Retain HH-R7 as notified.
326.223	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R8	Support	Support HH-R8.	Retain HH-R8 as notified.
326.224	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R9	Support	Support HH-R9.	Retain HH-R9 as notified.
326.225	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Matters of discretion	HH-MD1	Support	Support HH-MD1.	Retain HH-MD1 as notified.
326.226	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Matters of discretion	HH-MD2	Support	Support HH-MD2.	Retain HH-MD2 as notified.
326.227	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Matters of discretion	HH-MD3	Support	Support HH-MD3.	Retain HH-MD3 as notified.
326.228	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Matters of discretion	HH-MD4	Support	Support HH-MD4.	Retain HH-MD4 as notified.
326.229	Chapman Tripp - Jo Appleyard / Lucy Forrester	HH - Taonga o onamata - Historic heritage	Matters of discretion	HH-MD5	Support	Support HH-MD5.	Retain HH-MD5 as notified.
326.230	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Objectives	TREE-O1	Support	Support TREE-O1.	Retain TREE-O1 as notified.
326.231	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Policies	TREE-P1	Support	Support TREE-P1.	Retain TREE-P1 as notified.
326.232	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Policies	TREE-P2	Support	Support TREE-P2.	Retain TREE-P2 as notified.
326.233	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Policies	TREE-P3	Support	Support TREE-P3.	Retain TREE-P3 as notified.
326.234	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Policies	TREE-P4	Support	Support TREE-P4.	Retain TREE-P4 as notified.
326.235	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Policies	TREE-P5	Support	Support TREE-P5.	Retain TREE-P5 as notified.
326.236	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Activity Rules	TREE-R1	Support	Support TREE-R1.	Retain TREE-R1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.237	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Activity Rules	TREE-R2	Support	Support TREE-R2.	Retain TREE-R2 as notified.
326.238	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Activity Rules	TREE-R3	Support	Support TREE-R3.	Retain TREE-R3 as notified.
326.239	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Activity Rules	TREE-R4	Support	Support TREE-R4.	Retain TREE-R4 as notified.
326.240	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Activity Rules	TREE-R5	Support	Support TREE-R5.	Retain TREE-R5 as notified.
326.241	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Activity Rules	TREE-R6	Support	Support TREE-R6.	Retain TREE-R6 as notified.
326.242	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Activity Rules	TREE-R7	Support	Support TREE-R7.	Retain TREE-R7 as notified.
326.243	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Matters of Discretion	TREE-MD1	Support	Support TREE-MD1.	Retain TREE-MD1 as notified.
326.244	Chapman Tripp - Jo Appleyard / Lucy Forrester	TREE - Rakau hirahira - Notable trees	Matters of Discretion	TREE-MD2	Support	Support TREE-MD2.	Retain TREE-MD2 as notified.
326.245	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Objectives	SASM-O1	Support	Support SASM-O1.	Retain SASM-O1 as notified.
326.246	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P1	Support	Support SASM-P1.	Retain SASM-P1 as notified.
326.247	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P2	Support	Support SASM-P2.	Retain SASM-P2 as notified.
326.248	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P3	Support	Support SASM-P3.	Retain SASM-P3 as notified.
326.249	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P4	Support	Support SASM-P4.	Retain SASM-P4 as notified.
326.250	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P5	Support	Support SASM-P5.	Retain SASM-P5 as notified.
326.251	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P6	Support	Support SASM-P6	Retain SASM-P6 as notified

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.252	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P7	Support	Support SASM-P7	Retain SASM-P7 as notified
326.253	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P8	Support	Support SASM-P8	Retain SASM-P8 as notified
326.254	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R1	Support	Support SASM-R1.	Retain SASM-R1 as notified.
326.255	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R2	Support	Support SASM-R2.	Retain SASM-R2 as notified.
326.256	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R3	Support	Support SASM-R3.	Retain SASM-R3 as notified.
326.257	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R4	Support	Support SASM-R4.	Retain SASM-R4 as notified.
326.258	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R5	Support	Support SASM-R5.	Retain SASM-R5 as notified.
326.259	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Matters of Discretion	SASM-MD1	Support	Support SASM-MD1.	Retain SASM-MD1 as notified.
326.260	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Matters of Discretion	SASM-MD2	Support	Support SASM-MD2.	Retain SASM-MD2 as notified.
326.261	Chapman Tripp - Jo Appleyard / Lucy Forrester	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Matters of Discretion	SASM-MD3	Support	Support SASM-MD3.	Retain SASM-MD3 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.262	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Objectives	ECO-O1	Support	Support ECO-O1.	Retain ECO-O1 as notified.
326.263	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P1	Support	Support ECO-P1.	Retain ECO-P1 as notified.
326.264	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Support	Support ECO-P2.	Retain ECO-P2 as notified.
326.265	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P3	Support	Support ECO-P3.	Retain ECO-P3 as notified.
326.266	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Support	Support ECO-P4.	Retain ECO-P4 as notified.
326.267	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P5	Support	Support ECO-P5.	Retain ECO-P5 as notified.
326.268	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P6	Support	Support ECO-P6.	Retain ECO-P6 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.269	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P7	Support	Support ECO-P7.	Retain ECO-P7 as notified.
326.270	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P8	Support	Support ECO-P8.	Retain ECO-P8 as notified.
326.271	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Support	Support ECO-R1.	Retain ECO-R1 as notified.
326.272	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Support	Support ECO-R2.	Retain ECO-R2 as notified.
326.273	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R3	Support	Support ECO-R3.	Retain ECO-R3 as notified.
326.274	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R4	Support	Support ECO-R4.	Retain ECO-R4 as notified.
326.275	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R5	Support	Support ECO-R5.	Retain ECO-R5 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.276	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R6	Support	Support ECO-R6.	Retain ECO-R6 as notified.
326.277	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R7	Support	Support ECO-R7.	Retain ECO-R7 as notified.
326.278	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD1	Support	Support ECO-MD1.	Retain ECO-MD1 as notified.
326.279	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD2	Support	Support ECO-MD2.	Retain ECO-MD2 as notified.
326.280	Chapman Tripp - Jo Appleyard / Lucy Forrester	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD3	Support	Support ECO-MD3.	Retain ECO-MD3 as notified.
326.281	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O1	Support	Support NATC-O1.	Retain NATC-O1 as notified.
326.282	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O2	Support	Support NATC-O2.	Retain NATC-O2 as notified.
326.283	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O3	Support	Support NATC-O3.	Retain NATC-O3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.284	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P1	Support	Support NATC-P1.	Retain NATC-P1 as notified.
326.285	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P2	Support	Support NATC-P2.	Retain NATC-P2 as notified.
326.286	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P3	Support	Support NATC-P3.	Retain NATC-P3 as notified.
326.287	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P4	Support	Support NATC-P4.	Retain NATC-P4 as notified.
326.288	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P5	Support	Support NATC-P5.	Retain NATC-P5 as notified.
326.289	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P6	Support	Support NATC-P6.	Retain NATC-P6 as notified.
326.290	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R1	Support	Support NATC-R1.	Retain NATC-R1 as notified.
326.291	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R2	Support	Support NATC-R2.	Retain NATC-R2 as notified.
326.292	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R3	Support	Support NATC-R3.	Retain NATC-R3 as notified.
326.293	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R4	Support	Support NATC-R4.	Retain NATC-R4 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.294	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R5	Support	Support NATC-R5.	Retain NATC-R5 as notified.
326.295	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R6	Support	Support NATC-R6.	Retain NATC-R6 as notified.
326.296	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R7	Support	Support NATC-R7.	Retain NATC-R7 as notified.
326.297	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R8	Support	Support NATC-R8.	Retain NATC-R8 as notified.
326.298	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R9	Support	Support NATC-R9.	Retain NATC-R9 as notified.
326.299	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R10	Support	Support NATC-R10.	Retain NATC-R10 as notified.
326.300	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	NATC-S1	Support	Support NATC-S1.	Retain NATC-S1 as notified.
326.301	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	NATC-S2	Support	Support NATC-S2.	Retain NATC-S2 as notified.
326.302	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD1	Support	Support NATC-MD1.	Retain NATC-MD1 as notified.
326.303	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD2	Support	Support NATC-MD2.	Retain NATC-MD2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.304	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD3	Support	Support NATC-MD3.	Retain NATC-MD3 as notified.
326.305	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD4	Support	Support NATC-MD4.	Retain NATC-MD4 as notified.
326.306	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD5	Support	Support NATC-MD5.	Retain NATC-MD5 as notified.
326.307	Chapman Tripp - Jo Appleyard / Lucy Forrester	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD6	Support	Support NATC-MD6.	Retain NATC-MD6 as notified.
326.308	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O1	Support	Support NFL-O1.	Retain NFL-O1 as notified.
326.309	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O2	Support	Support NFL-O2.	Retain NFL-O2 as notified.
326.310	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O3	Support	Support NFL-O3.	Retain NFL-O3 as notified.
326.311	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P1	Support	Support NFL-P1.	Retain NFL-P1 as notified.
326.312	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P2	Support	Support NFL-P2.	Retain NFL-P2 as notified.
326.313	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Support	Support NFL-P3.	Retain NFL-P3 as notified.
326.314	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P4	Support	Support NFL-P4.	Retain NFL-P4 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.315	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R1	Support	Support NFL-R1.	Retain NFL-R1 as notified.
326.316	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R2	Support	Support NFL-R2.	Retain NFL-R2 as notified.
326.317	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R3	Support	Support NFL-R3.	Retain NFL-R3 as notified.
326.318	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R4	Support	Support NFL-R4.	Retain NFL-R4 as notified.
326.319	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R5	Support	Support NFL-R5.	Retain NFL-R5 as notified.
326.320	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R6	Support	Support NFL-R6.	Retain NFL-R6 as notified.
326.321	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R7	Support	Support NFL-R7.	Retain NFL-R7 as notified.
326.322	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R8	Support	Support NFL-R8.	Retain NFL-R8 as notified.
326.323	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R9	Support	Support NFL-R9.	Retain NFL-R9 as notified.
326.324	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R10	Support	Support NFL-R10.	Retain NFL-R10 as notified.
326.325	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R11	Support	Support NFL-R11.	Retain NFL-R11 as notified.
326.326	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R12	Support	Support NFL-R12.	Retain NFL-R12 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.327	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R13	Support	Support NFL-R13.	Retain NFL-R13 as notified.
326.328	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Natural Features and Landscapes Standards	NFL-S1	Support	Support NFL-S1.	Retain NFL-S1 as notified.
326.329	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Natural Features and Landscapes Standards	NFL-S2	Support	Support NFL-S2.	Retain NFL-S2 as notified.
326.330	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Matters of Discretion	NFL-MD1	Support	Support NFL-MD1.	Retain NFL-MD1 as notified.
326.331	Chapman Tripp - Jo Appleyard / Lucy Forrester	NFL - Ahuatanga o te whenua - Natural features and landscapes	Matters of Discretion	NFL-MD2	Support	Support NFL-MD2.	Retain NFL-MD2 as notified.
326.332	Chapman Tripp - Jo Appleyard / Lucy Forrester	PA - Tomonga marea - Public access	Objectives	PA-O1	Support	Support PA-O1.	Retain PA-O1 as notified.
326.333	Chapman Tripp - Jo Appleyard / Lucy Forrester	PA - Tomonga marea - Public access	Policies	PA-P1	Support	Support PA-P1.	Retain PA-P1 as notified.
326.334	Chapman Tripp - Jo Appleyard / Lucy Forrester	PA - Tomonga marea - Public access	Policies	PA-P2	Support	Support PA-P2.	Retain PA-P2 as notified.
326.335	Chapman Tripp - Jo Appleyard / Lucy Forrester	PA - Tomonga marea - Public access	Policies	PA-P3	Support	Support PA-P3.	Retain PA-P3 as notified.
326.336	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Introduction	Introduction	Support	Generally support the Introduction to the Subdivision Chapter.	Retain the Introduction to the Subdivision Chapter as notified.
326.337	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Support	Support SUB-O1.	Retain SUB-O1 as notified.
326.338	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O3	Support	Support SUB-O3.	Retain SUB-O3 as notified.
326.339	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Support	Support SUB-P1.	Retain SUB-P1 as notified.
326.340	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Support	Support SUB-P2.	Retain SUB-P2 as notified.
326.341	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Support	Support SUB-P3.	Retain SUB-P3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.342	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Policies	SUB-P4	Support	Support SUB-P4.	Retain SUB-P4 as notified.
326.343	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Policies	SUB-P5	Support	Support SUB-P5.	Retain SUB-P5 as notified.
326.344	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Support	Support SUB-P6.	Retain SUB-P6 as notified.
326.345	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Support	Support SUB-P7.	Retain SUB-P7 as notified.
326.346	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Support	Support SUB-P8.	Retain SUB-P8 as notified.
326.347	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Policies	SUB-P9	Support	Support SUB-P9.	Retain SUB-P9 as notified.
326.348	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Policies	SUB-P10	Support	Support SUB-P10.	Retain SUB-P10 as notified.
326.349	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R1	Support	Support SUB-R1.	Retain SUB-R1 as notified.
326.350	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Support	Support SUB-R2.	Retain SUB-R2 as notified.
326.351	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R3	Support	Support SUB-R3.	Retain SUB-R3 as notified.
326.352	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R4	Support	Support SUB-R4.	Retain SUB-R4 as notified.
326.353	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R5	Support	Support SUB-R5.	Retain SUB-R5 as notified.
326.354	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R6	Support	Support SUB-R6.	Retain SUB-R6 as notified.
326.355	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R7	Support	Support SUB-R7.	Retain SUB-R7 as notified.
326.356	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R8	Support	Support SUB-R8.	Retain SUB-R8 as notified.
326.357	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R9	Support	Support SUB-R9.	Retain SUB-R9 as notified.
326.358	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Support	Support SUB-R10.	Retain SUB-R10 as notified.
326.359	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R11	Support	Support SUB-R11.	Retain SUB-R11 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.360	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Support	Support SUB-S1.	Retain SUB-S1 as notified.
326.361	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S2	Support	Support SUB-S2.	Retain SUB-S2 as notified.
326.362	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Support	Support SUB-S3.	Retain SUB-S3 as notified.
326.363	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Support	Support SUB-S4.	Retain SUB-S4 as notified.
326.364	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S5	Support	Support SUB-S5.	Retain SUB-S5 as notified.
326.365	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S6	Support	Support SUB-S6.	Retain SUB-S6 as notified.
326.366	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S7	Support	Support SUB-S7.	Retain SUB-S7 as notified.
326.367	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S8	Support	Support SUB-S8.	Retain SUB-S8 as notified.
326.368	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S9	Support	Support SUB-S9.	Retain SUB-S9 as notified.
326.369	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S10	Support	Support SUB-S10.	Retain SUB-S10 as notified.
326.370	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S11	Support	Support SUB-S11.	Retain SUB-S11 as notified.
326.371	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S12	Support	Support SUB-S12.	Retain SUB-S12 as notified.
326.372	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S13	Support	Support SUB-S13.	Retain SUB-S13 as notified.
326.373	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S14	Support	Support SUB-S14.	Retain SUB-S14 as notified.
326.374	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S15	Support	Support SUB-S15.	Retain SUB-S15 as notified.
326.375	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S16	Support	Support SUB-S16.	Retain SUB-S16 as notified.
326.376	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S17	Support	Support SUB-S17.	Retain SUB-S17 as notified.
326.377	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD1	Support	Support SUB-MCD1.	Retain SUB-MCD1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.378	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD2	Support	Support SUB-MCD2.	Retain SUB-MCD2 as notified.
326.379	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD3	Support	Support SUB-MCD3.	Retain SUB-MCD3 as notified.
326.380	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD4	Support	Support SUB-MCD4.	Retain SUB-MCD4 as notified.
326.381	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD5	Support	Support SUB-MCD5.	Retain SUB-MCD5 as notified.
326.382	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD6	Support	Support SUB-MCD6.	Retain SUB-MCD6 as notified.
326.383	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD7	Support	Support SUB-MCD7.	Retain SUB-MCD7 as notified.
326.384	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD8	Support	Support SUB-MCD8.	Retain SUB-MCD8 as notified.
326.385	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD9	Support	Support SUB-MCD9.	Retain SUB-MCD9 as notified.
326.386	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD10	Support	Support SUB-MCD10.	Retain SUB-MCD10 as notified.
326.387	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD11	Support	Support SUB-MCD11.	Retain SUB-MCD11 as notified.
326.388	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD12	Support	Support SUB-MCD12.	Retain SUB-MCD12 as notified.
326.389	Chapman Tripp - Jo Appleyard / Lucy Forrester	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD13	Support	Support SUB-MCD13.	Retain SUB-MCD13 as notified.
326.390	Chapman Tripp - Jo Appleyard / Lucy Forrester	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Objectives	ASW-O1	Support	Support ASW-O1.	Retain ASW-O1 as notified.
326.391	Chapman Tripp - Jo Appleyard / Lucy Forrester	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Policies	ASW-P1	Support	Support ASW-P1.	Retain ASW-P1 as notified.
326.392	Chapman Tripp - Jo Appleyard / Lucy Forrester	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Policies	ASW-P2	Support	Support ASW-P2.	Retain ASW-P2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.393	Chapman Tripp - Jo Appleyard / Lucy Forrester	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Activity Rules	ASW-R1	Support	Support ASW-R1.	Retain ASW-R1 as notified.
326.394	Chapman Tripp - Jo Appleyard / Lucy Forrester	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Activity Rules	ASW-R2	Support	Support ASW-R2.	Retain ASW-R2 as notified.
326.395	Chapman Tripp - Jo Appleyard / Lucy Forrester	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Matters of Discretion	ASW-MD1	Support	Support ASW-MD1.	Retain ASW-MD1 as notified.
326.396	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O1	Support	Support CE-O1.	Retain CE-O1 as notified.
326.397	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O2	Support	Support CE-O2.	Retain CE-O2 as notified.
326.398	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O3	Support	Support CE-O3.	Retain CE-O3 as notified.
326.399	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O4	Support	Support CE-O4.	Retain CE-O4 as notified.
326.400	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P1	Support	Support CE-P1.	Retain CE-P1 as notified.
326.401	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P2	Support	Support CE-P2.	Retain CE-P2 as notified.
326.402	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P3	Support	Support CE-P3.	Retain CE-P3 as notified.
326.403	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P4	Support	Support CE-P4.	Retain CE-P4 as notified.
326.404	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P5	Support	Support CE-P5.	Retain CE-P5 as notified.
326.405	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P6	Support	Support CE-P6.	Retain CE-P6 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.406	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P7	Support	Support CE-P7.	Retain CE-P7 as notified.
326.407	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R1	Support	Support CE-R1.	Retain CE-R1 as notified.
326.408	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R2	Support	Support CE-R2.	Retain CE-R2 as notified.
326.409	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R3	Support	Support CE-R3.	Retain CE-R3 as notified.
326.410	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R4	Support	Support CE-R4.	Retain CE-R4 as notified.
326.411	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R5	Support	Support CE-R5.	Retain CE-R5 as notified.
326.412	Chapman Tripp - Jo Appleyard / Lucy Forrester	CE - Te taiao o te takutai moana - Coastal environment	Matters of Discretion	CE-MD1	Support	Support CE-MD1.	Retain CE-MD1 as notified.
326.413	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Introduction	Introduction	Support	Generally support Introduction to Earthworks Chapter.	Retain Introduction to Earthworks Chapter as notified.
326.414	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Objectives	EW-O1	Amend	Generally support EW-O1 with minor amendment.	Amend EW-O1:  "Earthworks are undertaken in a manner that <u>avoids significant and manages other</u> <del>minimises</del> adverse effects on the surrounding environment."
326.415	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Policies	EW-P1	Support	Support EW-P1.	Retain EW-P1 as notified.
326.416	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Policies	EW-P2	Support	Support EW-P2.	Retain EW-P2 as notified.
326.417	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Policies	EW-P3	Support	Support EW-P3.	Retain EW-P3 as notified.
326.418	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Policies	EW-P4	Support	Support EW-P4.	Retain EW-P4 as notified.
326.419	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Policies	EW-P5	Support	Support EW-P5.	Retain EW-P5 as notified.
326.420	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Policies	EW-P6	Support	Support EW-P6.	Retain EW-P6 as notified.
326.421	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R1	Support	Support EW-R1.	Retain EW-R1 as notified.

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326.422	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R2	Support	Support EW-R2.	Retain EW-R2 as notified.
326.423	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R3	Support	Support EW-R3.	Retain EW-R3 as notified.
326.424	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R4	Support	Support EW-R4.	Retain EW-R4 as notified.
326.425	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R5	Support	Support EW-R5.	Retain EW-R5 as notified.
326.426	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R6	Support	Support EW-R6.	Retain EW-R6 as notified.
326.427	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R7	Support	Support EW-R7.	Retain EW-R7 as notified.
326.428	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R8	Support	Support EW-R8.	Retain EW-R8 as notified.
326.429	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R9	Support	Support EW-R9.	Retain EW-R9 as notified.
326.430	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R10	Support	Support EW-R10.	Retain EW-R10 as notified.
326.431	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R11	Support	Support EW-R11.	Retain EW-R11 as notified.
326.432	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S1	Support	Support EW-S1.	Retain EW-S1 as notified.
326.433	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S2	Support	Support EW-S2.	Retain EW-S2 as notified.
326.434	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S3	Support	Support EW-S3.	Retain EW-S3 as notified.
326.435	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S4	Support	Support EW-S4.	Retain EW-S4 as notified.
326.436	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S5	Support	Support EW-S5.	Retain EW-S5 as notified.
326.437	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S6	Support	Support EW-S6.	Retain EW-S6 as notified.
326.438	Chapman Tripp - Jo Appleyard / Lucy Forrester	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S7	Support	Support EW-S7.	Retain EW-S7 as notified.
326.439	Chapman Tripp - Jo Appleyard / Lucy Forrester	LIGHT - Turamarama - Light	Objectives	LIGHT-O1	Support	Support LIGHT-O1.	Retain LIGHT-O1 as notified.



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326.440	Chapman Tripp - Jo Appleyard / Lucy Forrester	LIGHT - Turamarama - Light	Objectives	LIGHT-O2	Support	Support LIGHT-O2.	Retain LIGHT-O2 as notified.
326.441	Chapman Tripp - Jo Appleyard / Lucy Forrester	LIGHT - Turamarama - Light	Policies	LIGHT-P1	Support	Support LIGHT-P1.	Retain LIGHT-P1 as notified.
326.442	Chapman Tripp - Jo Appleyard / Lucy Forrester	LIGHT - Turamarama - Light	Policies	LIGHT-P2	Support	Support LIGHT-P2.	Retain LIGHT-P2 as notified.
326.443	Chapman Tripp - Jo Appleyard / Lucy Forrester	LIGHT - Turamarama - Light	Activity Rules	LIGHT-R1	Support	Support LIGHT-R1.	Retain LIGHT-R1 as notified.
326.444	Chapman Tripp - Jo Appleyard / Lucy Forrester	LIGHT - Turamarama - Light	Activity Rules	LIGHT-R2	Support	Support LIGHT-R2.	Retain LIGHT-R2 as notified.
326.445	Chapman Tripp - Jo Appleyard / Lucy Forrester	LIGHT - Turamarama - Light	Activity Rules	LIGHT-R3	Support	Support LIGHT-R3.	Retain LIGHT-R3 as notified.
326.446	Chapman Tripp - Jo Appleyard / Lucy Forrester	LIGHT - Turamarama - Light	Light standards	LIGHT-S1	Support	Support LIGHT-S1.	Retain LIGHT-S2 as notified.
326.447	Chapman Tripp - Jo Appleyard / Lucy Forrester	LIGHT - Turamarama - Light	Light standards	LIGHT-S2	Support	Support LIGHT-S2.	Retain LIGHT-S2 as notified.
326.448	Chapman Tripp - Jo Appleyard / Lucy Forrester	LIGHT - Turamarama - Light	Matters of Discretion	LIGHT-MD1	Support	Support LIGHT-MD1.	Retain LIGHT-MD1 as notified.
326.449	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Introduction	Introduction	Support	Support Introduction to Noise Chapter.	Retain Introduction to Noise Chapter as notified.
326.450	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Objectives	NOISE-O1	Support	Support NOISE-O1.	Retain NOISE-O1 as notified.
326.451	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Objectives	NOISE-O3	Support	Support NOISE-O3.	Retain NOISE-O3 as notified.
326.452	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Policies	NOISE-P1	Support	Support NOISE-P1.	Retain NOISE-P1 as notified.
326.453	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Policies	NOISE-P2	Support	Support NOISE-P2.	Retain NOISE-P2 as notified.
326.454	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Policies	NOISE-P3	Support	Support NOISE-P3.	Retain NOISE-P3 as notified.
326.455	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Policies	NOISE-P4	Support	Support NOISE-P4.	Retain NOISE-P4 as notified.
326.456	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Policies	NOISE-P5	Support	Support NOISE-P5.	Retain NOISE-P5 as notified.
326.457	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R1	Support	Support NOISE-R1.	Retain NOISE-R1 as notified.
326.458	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R2	Support	Support NOISE-R2.	Retain NOISE-R2 as notified.
326.459	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R3	Support	Support NOISE-R3.	Retain NOISE-R3 as notified.
326.460	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R4	Support	Support NOISE-R4.	Retain NOISE-R4 as notified.
326.461	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R5	Support	Support NOISE-R5.	Retain NOISE-R5 as notified.
326.462	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R6	Support	Support NOISE-R6.	Retain NOISE-R6 as notified.
326.463	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R7	Support	Support NOISE-R7.	Retain NOISE-R7 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.464	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R8	Support	Support NOISE-R8.	Retain NOISE-R8 as notified.
326.465	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R9	Support	Support NOISE-R9.	Retain NOISE-R9 as notified.
326.466	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R10	Support	Support NOISE-R10.	Retain NOISE-R10 as notified.
326.467	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R11	Support	Support NOISE-R11.	Retain NOISE-R11 as notified.
326.468	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R12	Support	Support NOISE-R12.	Retain NOISE-R12 as notified.
326.469	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R13	Support	Support NOISE-R13.	Retain NOISE-R13 as notified.
326.470	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R14	Support	Support NOISE-R14.	Retain NOISE-R14 as notified.
326.471	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R15	Support	Support NOISE-R15.	Retain NOISE-R15 as notified.
326.472	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R16	Support	Support NOISE-R16.	Retain NOISE-R16 as notified.
326.473	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R17	Support	Support NOISE-R17.	Retain NOISE-R17 as notified.
326.474	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R18	Support	Support NOISE-R18.	Retain NOISE-R18 as notified.
326.475	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R19	Support	Support NOISE-R19.	Retain NOISE-R19 as notified.
326.476	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R20	Support	Support NOISE-R20.	Retain NOISE-R20 as notified.
326.477	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R21	Support	Support NOISE-R21.	Retain NOISE-R21 as notified.
326.478	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R22	Support	Support NOISE-R22.	Retain NOISE-R22 as notified.
326.479	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Activity Rules	NOISE-R23	Support	Support NOISE-R23.	Retain NOISE-R23 as notified.
326.480	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD1	Support	Support NOISE-MD1.	Retain NOISE-MD1 as notified.
326.481	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD2	Support	Support NOISE-MD2.	Retain NOISE-MD2 as notified.
326.482	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD3	Support	Support NOISE-MD3.	Retain NOISE-MD3 as notified.
326.483	Chapman Tripp - Jo Appleyard / Lucy Forrester	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD4	Support	Support NOISE-MD4.	Retain NOISE-MD4 as notified.
326.484	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Introduction	Introduction	Support	Support 'Introduction' section of SIGN Chapter.	Retain 'Introduction' section of SIGN Chapter as notified.
326.485	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Objectives	SIGN-O1	Support	Support SIGN-O1.	Retain SIGN-O1 as notified.
326.486	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Policies	SIGN-P1	Support	Support SIGN-P1.	Retain SIGN-P1 as notified.
326.487	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Policies	SIGN-P2	Support	Support SIGN-P2.	Retain SIGN-P2 as notified.
326.488	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Policies	SIGN-P3	Support	Support SIGN-P3.	Retain SIGN-P3 as notified.
326.489	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Policies	SIGN-P4	Support	Support SIGN-P4.	Retain SIGN-P4 as notified.

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326.490	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Policies	SIGN-P5	Support	Support SIGN-P5.	Retain SIGN-P5 as notified.
326.491	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R1	Support	Support SIGN-R1.	Retain SIGN-R1 as notified.
326.492	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R2	Support	Support SIGN-R2.	Retain SIGN-R2 as notified.
326.493	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R3	Support	Support SIGN-R3.	Retain SIGN-R3 as notified.
326.494	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R4	Support	Support SIGN-R4.	Retain SIGN-R4 as notified.
326.495	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R5	Support	Support SIGN-R5.	Retain SIGN-R5 as notified.
326.496	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R6	Support	Support SIGN-R6.	Retain SIGN-R6 as notified.
326.497	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R7	Support	Support SIGN-R7.	Retain SIGN-R7 as notified.
326.498	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R8	Support	Support SIGN-R8.	Retain SIGN-R8 as notified.
326.499	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R9	Support	Support SIGN-R9.	Retain SIGN-R9 as notified.
326.500	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S1	Support	Support SIGN-S1.	Retain SIGN-S1 as notified.
326.501	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S2	Support	Support SIGN-S2.	Retain SIGN-S2 as notified.
326.502	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S3	Support	Support SIGN-S3.	Retain SIGN-S3 as notified.
326.503	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S4	Support	Support SIGN-S4.	Retain SIGN-S4 as notified.
326.504	Chapman Tripp - Jo Appleyard / Lucy Forrester	SIGN - Nga tohu - Signs	Sign Standards	SIGN-S5	Support	Support SIGN-S5.	Retain SIGN-S5 as notified.
326.505	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Support	Support UFD-O1.	Retain UFD-O1 as notified.
326.506	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Support	Support UFD-O2.	Retain UFD-O2 as notified.
326.507	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Support	Support UFD-P1.	Retain UFD-P1 as notified.
326.508	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Support	Support UFD-P2.	Retain UFD-P2 as notified.
326.509	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Support	Support UFD-P3.	Retain UFD-P3 as notified.
326.510	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P4	Support	Support UFD-P4.	Retain UFD-P4 as notified.
326.511	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Support	Support UFD-P5.	Retain UFD-P5 as notified.

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326.512	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Support	Support UFD-P6.	Retain UFD-P6 as notified.
326.513	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P7	Support	Support UFD-P7.	Retain UFD-P7 as notified.
326.514	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Support	Support UFD-P8.	Retain UFD-P8 as notified.
326.515	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P9	Support	Support UFD-P9.	Retain UFD-P9 as notified.
326.516	Chapman Tripp - Jo Appleyard / Lucy Forrester	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Support	Support UFD-P10.	Retain UFD-P10 as notified.
326.517	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Support	Support RESZ-O1.	Retain RESZ-O1 as notified.
326.518	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O2	Support	Support RESZ-O2.	Retain RESZ-O2 as notified.
326.519	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O3	Support	Support RESZ-O3.	Retain RESZ-O3 as notified.
326.520	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O4	Support	Support RESZ-O4.	Retain RESZ-O4 as notified.
326.521	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Support	Support RESZ-O5.	Retain RESZ-O5 as notified.
326.522	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P1	Support	Support RESZ-P1.	Retain RESZ-P1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.523	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P2	Support	Support RESZ-P2.	Retain RESZ-P2 as notified.
326.524	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P3	Support	Support RESZ-P3.	Retain RESZ-P3 as notified.
326.525	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P4	Support	Support RESZ-P4.	Retain RESZ-P4 as notified.
326.526	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P5	Support	Support RESZ-P5.	Retain RESZ-P5 as notified.
326.527	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P6	Support	Support RESZ-P6.	Retain RESZ-P6 as notified.
326.528	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P7	Support	Support RESZ-P7.	Retain RESZ-P7 as notified.
326.529	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P8	Support	Support RESZ-P8.	Retain RESZ-P8 as notified.
326.530	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P9	Support	Support RESZ-P9.	Retain RESZ-P9 as notified.
326.531	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P10	Support	Support RESZ-P10.	Retain RESZ-P10 as notified.
326.532	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P11	Support	Support RESZ-P11.	Retain RESZ-P11 as notified.

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326.533	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P12	Support	Support RESZ-P12.	Retain RESZ-P12 as notified.
326.534	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P13	Support	Support RESZ-P13.	Retain RESZ-P13 as notified.
326.535	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Support	Support RESZ-P14.	Retain RESZ-P14 as notified.
326.536	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD1	Support	Support RES-MD1.	Retain RES-MD1 as notified.
326.537	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD2	Support	Support RES-MD2.	Retain RES-MD2 as notified.
326.538	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD3	Support	Support RES-MD3.	Retain RES-MD3 as notified.
326.539	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD4	Support	Support RES-MD4.	Retain RES-MD4 as notified.
326.540	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD5	Support	Support RES-MD5.	Retain RES-MD5 as notified.
326.541	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD6	Support	Support RES-MD6.	Retain RES-MD6 as notified.
326.542	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD7	Support	Support RES-MD7.	Retain RES-MD7 as notified.
326.543	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD8	Support	Support RES-MD8.	Retain RES-MD8 as notified.
326.544	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD9	Support	Support RES-MD9.	Retain RES-MD9 as notified.
326.545	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD10	Support	Support RES-MD10.	Retain RES-MD10 as notified.

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326.546	Chapman Tripp - Jo Appleyard / Lucy Forrester	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD11	Support	Support RES-MD11.	Retain RES-MD11 as notified.
326.547	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Objectives	GRUZ-O1	Support	Support GRUZ-O1.	Retain GRUZ-O1 as notified.
326.548	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Policies	GRUZ-P1	Support	Support GRUZ-P1.	Retain GRUZ-P1 as notified.
326.549	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Policies	GRUZ-P2	Support	Support GRUZ-P2.	Retain GRUZ-P2 as notified.
326.550	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R1	Support	Support GRUZ-R1.	Retain GRUZ-R1 as notified.
326.551	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R2	Support	Support GRUZ-R2.	Retain GRUZ-R2 as notified.
326.552	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Support	Support GRUZ-R3.	Retain GRUZ-R3 as notified.
326.553	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R4	Support	Support GRUZ-R4.	Retain GRUZ-R4 as notified.
326.554	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R5	Support	Support GRUZ-R5.	Retain GRUZ-R5 as notified.
326.555	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R6	Support	Support GRUZ-R6.	Retain GRUZ-R6 as notified.
326.556	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R7	Support	Support GRUZ-R7.	Retain GRUZ-R7 as notified.
326.557	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R8	Support	Support GRUZ-R8.	Retain GRUZ-R8 as notified.
326.558	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R9	Support	Support GRUZ-R9.	Retain GRUZ-R9 as notified.
326.559	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R10	Support	Support GRUZ-R10.	Retain GRUZ-R10 as notified.
326.560	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R11	Support	Support GRUZ-R11.	Retain GRUZ-R11 as notified.
326.561	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R12	Support	Support GRUZ-R12.	Retain GRUZ-R12 as notified.
326.562	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R13	Support	Support GRUZ-R13.	Retain GRUZ-R13 as notified.
326.563	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R14	Support	Support GRUZ-R14.	Retain GRUZ-R14 as notified.
326.564	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R15	Support	Support GRUZ-R15.	Retain GRUZ-R15 as notified.
326.565	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R16	Support	Support GRUZ-R16.	Retain GRUZ-R16 as notified.
326.566	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R17	Support	Support GRUZ-R17.	Retain GRUZ-R17 as notified.
326.567	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R18	Support	Support GRUZ-R18.	Retain GRUZ-R18 as notified.
326.568	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R19	Support	Support GRUZ-R19.	Retain GRUZ-R19 as notified.



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326.569	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R20	Support	Support GRUZ-R20.	Retain GRUZ-R20 as notified.
326.570	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R21	Support	Support GRUZ-R21.	Retain GRUZ-R21 as notified.
326.571	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R22	Support	Support GRUZ-R22.	Retain GRUZ-R22 as notified.
326.572	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R23	Support	Support GRUZ-R23.	Retain GRUZ-R23 as notified.
326.573	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R24	Support	Support GRUZ-R24.	Retain GRUZ-R24 as notified.
326.574	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R25	Support	Support GRUZ-R25.	Retain GRUZ-R25 as notified.
326.575	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R26	Support	Support GRUZ-R26.	Retain GRUZ-R26 as notified.
326.576	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R27	Support	Support GRUZ-R27.	Retain GRUZ-R27 as notified.
326.577	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R28	Support	Support GRUZ-R28.	Retain GRUZ-R28 as notified.
326.578	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R29	Support	Support GRUZ-R29.	Retain GRUZ-R29 as notified.
326.579	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R30	Support	Support GRUZ-R30.	Retain GRUZ-R30 as notified.
326.580	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R31	Support	Support GRUZ-R31.	Retain GRUZ-R31 as notified.
326.581	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R32	Support	Support GRUZ-R32.	Retain GRUZ-R32 as notified.
326.582	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R33	Support	Support GRUZ-R33.	Retain GRUZ-R33 as notified.
326.583	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R34	Support	Support GRUZ-R34.	Retain GRUZ-R34 as notified.
326.584	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R35	Support	Support GRUZ-R35.	Retain GRUZ-R35 as notified.
326.585	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R36	Support	Support GRUZ-R36.	Retain GRUZ-R36 as notified.
326.586	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R37	Support	Support GRUZ-R37.	Retain GRUZ-R37 as notified.
326.587	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R38	Support	Support GRUZ-R38.	Retain GRUZ-R38 as notified.
326.588	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R39	Support	Support GRUZ-R39.	Retain GRUZ-R39 as notified.
326.589	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R40	Support	Support GRUZ-R40.	Retain GRUZ-R40 as notified.
326.590	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R41	Support	Support GRUZ-R41.	Retain GRUZ-R41 as notified.
326.591	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Activity Rules	GRUZ-R42	Support	Support GRUZ-R42.	Retain GRUZ-R42 as notified.
326.592	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS1	Support	Support GRUZ-BFS1.	Retain GRUZ-BFS1 as notified.

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326.593	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS2	Support	Support GRUZ-BFS2.	Retain GRUZ-BFS2 as notified.
326.594	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS3	Support	Support GRUZ-BFS3.	Retain GRUZ-BFS3 as notified.
326.595	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS4	Support	Support GRUZ-BFS4.	Retain GRUZ-BFS4 as notified.
326.596	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS5	Support	Support GRUZ-BFS5.	Retain GRUZ-BFS5 as notified.
326.597	Chapman Tripp - Jo Appleyard / Lucy Forrester	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS6	Support	Support GRUZ-BFS6.	Retain GRUZ-BFS6 as notified.
326.598	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O1	Support	Support CMUZ-O1.	Retain CMUZ-O1 as notified.
326.599	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O2	Support	Support CMUZ-O2.	Retain CMUZ-O2 as notified.
326.600	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P1	Support	Support CMUZ-P1.	Retain CMUZ-P1 as notified.
326.601	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P2	Support	Support CMUZ-P2.	Retain CMUZ-P2 as notified.
326.602	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P3	Support	Support CMUZ-P3.	Retain CMUZ-P3 as notified.
326.603	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P4	Support	Support CMUZ-P4.	Retain CMUZ-P4 as notified.
326.604	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P5	Support	Support CMUZ-P5.	Retain CMUZ-P5 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.605	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P6	Support	Support CMUZ-P6.	Retain CMUZ-P6 as notified.
326.606	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P7	Support	Support CMUZ-P7.	Retain CMUZ-P7 as notified.
326.607	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P8	Support	Support CMUZ-P8.	Retain CMUZ-P8 as notified.
326.608	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD1	Support	Support CMUZ-MD1.	Retain CMUZ-MD1 as notified.
326.609	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD2	Support	Support CMUZ-MD2.	Retain CMUZ-MD2 as notified.
326.610	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD3	Support	Support CMUZ-MD3.	Retain CMUZ-MD3 as notified.
326.611	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD4	Support	Support CMUZ-MD4.	Retain CMUZ-MD4 as notified.
326.612	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD5	Support	Support CMUZ-MD5.	Retain CMUZ-MD5 as notified.
326.613	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD6	Support	Support CMUZ-MD6.	Retain CMUZ-MD6 as notified.
326.614	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD7	Support	Support CMUZ-MD7.	Retain CMUZ-MD7 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.615	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD8	Support	Support CMUZ-MD8.	Retain CMUZ-MD8 as notified.
326.616	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD9	Support	Support CMUZ-MD9.	Retain CMUZ-MD9 as notified.
326.617	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD10	Support	Support CMUZ-MD10.	Retain CMUZ-MD10 as notified.
326.618	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD11	Support	Support CMUZ-MD11.	Retain CMUZ-MD11 as notified.
326.619	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD12	Support	Support CMUZ-MD12.	Retain CMUZ-MD12 as notified.
326.620	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD13	Support	Support CMUZ-MD13.	Retain CMUZ-MD13 as notified.
326.621	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD14	Support	Support CMUZ-MD14.	Retain CMUZ-MD14 as notified.
326.622	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD15	Support	Support CMUZ-MD15.	Retain CMUZ-MD15 as notified.
326.623	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD16	Support	Support CMUZ-MD16.	Retain CMUZ-MD16 as notified.
326.624	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD17	Support	Support CMUZ-MD17.	Retain CMUZ-MD17 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.625	Chapman Tripp - Jo Appleyard / Lucy Forrester	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD18	Support	Support CMUZ-MD18.	Retain CMUZ-MD18 as notified.
326.626	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Objectives	NCZ-O1	Support	Support NCZ-O1.	Retain NCZ-O1 as notified.
326.627	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Policies	NCZ-P1	Support	Support NCZ-P1.	Retain NCZ-P1 as notified.
326.628	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R1	Support	Support NCZ-R1.	Retain NCZ-R1 as notified.
326.629	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R2	Support	Support NCZ-R2.	Retain NCZ-R2 as notified.
326.630	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R3	Support	Support NCZ-R3.	Retain NCZ-R3 as notified.
326.631	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R4	Support	Support NCZ-R4.	Retain NCZ-R4 as notified.
326.632	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R5	Support	Support NCZ-R5.	Retain NCZ-R5 as notified.
326.633	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R6	Support	Support NCZ-R6.	Retain NCZ-R6 as notified.
326.634	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R7	Support	Support NCZ-R7.	Retain NCZ-R7 as notified.
326.635	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R8	Support	Support NCZ-R8.	Retain NCZ-R8 as notified.
326.636	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R9	Support	Support NCZ-R9.	Retain NCZ-R9 as notified.
326.637	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R10	Support	Support NCZ-R10.	Retain NCZ-R10 as notified.
326.638	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R11	Support	Support NCZ-R11.	Retain NCZ-R11 as notified.
326.639	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R12	Support	Support NCZ-R12.	Support NCZ-R12 as notified.
326.640	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R13	Support	Support NCZ-R13.	Retain NCZ-R13 as notified.
326.641	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R14	Support	Support NCZ-R14.	Retain NCZ-R14 as notified.
326.642	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R15	Support	Support NCZ-R15.	Retain NCZ-R15 as notified.
326.643	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R16	Support	Support NCZ-R16.	Retain NCZ-R16 as notified.
326.644	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R17	Support	Support NCZ-R17.	Retain NCZ-R17 as notified.
326.645	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R18	Support	Support NCZ-R18.	Retain NCZ-R18 as notified.
326.646	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Activity Rules	NCZ-R19	Support	Support NCZ-R19.	Retain NCZ-R19 as notified.

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326.647	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS1	Support	Support NCZ-BFS1.	Retain NCZ-BFS1 as notified.
326.648	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS2	Support	Support NCZ-BFS2.	Retain NCZ-BFS2 as notified.
326.649	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS3	Support	Support NCZ-BFS3.	Retain NCZ-BFS3 as notified.
326.650	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS4	Support	Support NCZ-BFS4.	Retain NCZ-BFS4 as notified.
326.651	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS5	Support	Support NCZ-BFS5.	Retain NCZ-BFS5 as notified.
326.652	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS6	Support	Support NCZ-BFS6.	Retain NCZ-BFS6 as notified.
326.653	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS7	Support	Support NCZ-BFS7.	Retain NCZ-BFS7 as notified.
326.654	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS8	Support	Support NCZ-BFS8.	Retain NCZ-BFS8 as notified.
326.655	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS9	Support	Support NCZ-BFS9.	Retain NCZ-BFS9 as notified.
326.656	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS10	Support	Support NCZ-BFS10.	Retain NCZ-BFS10 as notified.
326.657	Chapman Tripp - Jo Appleyard / Lucy Forrester	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS11	Support	Support NCZ-BFS11.	Retain NCZ-BFS11 as notified.
326.658	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Objectives	LCZ-O1	Support	Support LCZ-O1.	Retain LCZ-O1 as notified.
326.659	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Policies	LCZ-P1	Support	Support LCZ-P1.	Retain LCZ-P1 as notified.
326.660	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R1	Support	Support LCZ-R1.	Retain LCZ-R1 as notified.
326.661	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R2	Support	Support LCZ-R2.	Retain LCZ-R2 as notified.
326.662	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R3	Support	Support LCZ-R3.	Retain LCZ-R3 as notified.
326.663	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R4	Support	Support LCZ-R4.	Retain LCZ-R4 as notified.
326.664	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R5	Support	Support LCZ-R5.	Retain LCZ-R5 as notified.
326.665	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R6	Support	Support LCZ-R6.	Retain LCZ-R6 as notified.
326.666	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R7	Support	Support LCZ-R7.	Retain LCZ-R7 as notified.
326.667	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R8	Support	Support LCZ-R8.	Retain LCZ-R8 as notified.
326.668	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R9	Support	Support LCZ-R9.	Retain LCZ-R9 as notified.
326.669	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R10	Support	Support LCZ-R10.	Retain LCZ-R10 as notified.
326.670	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R11	Support	Support LCZ-R11.	Retain LCZ-R11 as notified.
326.671	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R12	Support	Support LCZ-R12.	Retain LCZ-R12 as notified.
326.672	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R13	Support	Support LCZ-R13.	Retain LCZ-R13 as notified.
326.673	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R14	Support	Support LCZ-R14.	Retain LCZ-R14 as notified.
326.674	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R15	Support	Support LCZ-R15.	Retain LCZ-R15 as notified.
326.675	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R16	Support	Support LCZ-R16.	Retain LCZ-R16 as notified.
326.676	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R17	Support	Support LCZ-R17.	Retain LCZ-R17 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.677	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R18	Support	Support LCZ-R18.	Retain LCZ-R18 as notified.
326.678	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R19	Support	Support LCZ-R19.	Retain LCZ-R19 as notified.
326.679	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R20	Support	Support LCZ-R20.	Retain LCZ-R20 as notified.
326.680	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R21	Support	Support LCZ-R21.	Retain LCZ-R21 as notified.
326.681	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R22	Support	Support LCZ-R22.	Retain LCZ-R22 as notified.
326.682	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R23	Support	Support LCZ-R23.	Retain LCZ-R23 as notified.
326.683	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R24	Support	Support LCZ-R24.	Retain LCZ-R24 as notified.
326.684	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R25	Support	Support LCZ-R25.	Retain LCZ-R25 as notified.
326.685	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Activity Rules	LCZ-R26	Support	Support LCZ-R26.	Retain LCZ-R26 as notified.
326.686	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS1	Support	Support LCZ-BFS1.	Retain LCZ-BFS1 as notified.
326.687	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS2	Support	Support LCZ-BFS2.	Retain LCZ-BFS2 as notified.
326.688	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS3	Support	Support LCZ-BFS3.	Retain LCZ-BFS3 as notified.
326.689	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS4	Support	Support LCZ-BFS4.	Retain LCZ-BFS4 as notified.
326.690	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS5	Support	Support LCZ-BFS5.	Retain LCZ-BFS5 as notified.
326.691	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS6	Support	Support LCZ-BFS6.	Retain LCZ-BFS6 as notified.
326.692	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS7	Support	Support LCZ-BFS7.	Retain LCZ-BFS7 as notified.
326.693	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS8	Support	Support LCZ-BFS8.	Retain LCZ-BFS8 as notified.
326.694	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS9	Support	Support LCZ-BFS9.	Retain LCZ-BFS9 as notified.
326.695	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS10	Support	Support LCZ-BFS10.	Retain LCZ-BFS10 as notified.
326.696	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS11	Support	Support LCZ-BFS11.	Retain LCZ-BFS11 as notified.
326.697	Chapman Tripp - Jo Appleyard / Lucy Forrester	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS12	Support	Support LCZ-BFS12.	Retain LCZ-BFS12 as notified.
326.698	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Objectives	TCZ-O1	Support	Support TCZ-O1.	Retain TCZ-O1 as notified.
326.699	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Policies	TCZ-P1	Support	Support TCZ-P1.	Retain TCZ-P1 as notified.
326.700	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Policies	TCZ-P2	Support	Support TCZ-P2.	Retain TCZ-P2 as notified.
326.701	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Policies	TCZ-P3	Support	Support TCZ-P3.	Retain TCZ-P3 as notified.
326.702	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R1	Support	Support TCZ-R1.	Retain TCZ-R1 as notified.
326.703	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R2	Support	Support TCZ-R2.	Retain TCZ-R2 as notified.
326.704	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R3	Support	Support TCZ-R3.	Retain TCZ-R3 as notified.
326.705	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R4	Support	Support TCZ-R4.	Retain TCZ-R4 as notified.
326.706	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R5	Support	Support TCZ-R5.	Retain TCZ-R5 as notified.
326.707	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R6	Support	Support TCZ-R6.	Retain TCZ-R6 as notified.
326.708	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R7	Support	Support TCZ-R7.	Retain TCZ-R7 as notified.
326.709	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R8	Support	Support TCZ-R8.	Retain TCZ-R8 as notified.
326.710	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R9	Support	Support TCZ-R9.	Retain TCZ-R9 as notified.
326.711	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R10	Support	Support TCZ-R10.	Retain TCZ-R10 as notified.
326.712	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R11	Support	Support TCZ-R11.	Retain TCZ-R11 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.713	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R12	Support	Support TCZ-R12.	Retain TCZ-R12 as notified.
326.714	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R13	Support	Support TCZ-R13.	Retain TCZ-R13 as notified.
326.715	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R14	Support	Support TCZ-R14.	Retain TCZ-R14 as notified.
326.716	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R15	Support	Support TCZ-R15.	Retain TCZ-R15 as notified.
326.717	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R16	Support	Support TCZ-R16.	Retain TCZ-R16 as notified.
326.718	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R17	Support	Support TCZ-R17.	Retain TCZ-R17 as notified.
326.719	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R18	Support	Support TCZ-R18.	Retain TCZ-R18 as notified.
326.720	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R19	Support	Support TCZ-R19.	Retain TCZ-R19 as notified.
326.721	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R20	Support	Support TCZ-R20.	Retain TCZ-R20 as notified.
326.722	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R21	Support	Support TCZ-R21.	Retain TCZ-R21 as notified.
326.723	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R22	Support	Support TCZ-R22.	Retain TCZ-R22 as notified.
326.724	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R23	Support	Support TCZ-R23.	Retain TCZ-R23 as notified.
326.725	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R24	Support	Support TCZ-R24.	Retain TCZ-R24 as notified.
326.726	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R25	Support	Support TCZ-R25.	Retain TCZ-R25 as notified.
326.727	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R26	Support	Support TCZ-R26.	Retain TCZ-R26 as notified.
326.728	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R27	Support	Support TCZ-R27.	Retain TCZ-R27 as notified.
326.729	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Activity Rules	TCZ-R28	Support	Support TCZ-R28.	Retain TCZ-R28 as notified.
326.730	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS1	Support	Support TCZ-BFS1.	Retain TCZ-BFS1 as notified.
326.731	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS2	Support	Support TCZ-BFS2.	Retain TCZ-BFS2 as notified.
326.732	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS3	Support	Support TCZ-BFS3.	Retain TCZ-BFS3 as notified.
326.733	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS4	Support	Support TCZ-BFS4.	Retain TCZ-BFS4 as notified.
326.734	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS5	Support	Support TCZ-BFS5.	Retain TCZ-BFS5 as notified.
326.735	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS6	Support	Support TCZ-BFS6.	Retain TCZ-BFS6 as notified.
326.736	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS7	Support	Support TCZ-BFS7.	Retain TCZ-BFS7 as notified.
326.737	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS8	Support	Support TCZ-BFS8.	Retain TCZ-BFS8 as notified.
326.738	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS9	Support	Support TCZ-BFS9.	Retain TCZ-BFS9 as notified.
326.739	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS10	Support	Support TCZ-BFS10.	Retain TCZ-BFS10 as notified.
326.740	Chapman Tripp - Jo Appleyard / Lucy Forrester	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS11	Support	Support TCZ-BFS11.	Retain TCZ-BFS11 as notified.
326.741	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Objectives	GIZ-O1	Support	Support GIZ-O1.	Retain GIZ-O1 as notified.
326.742	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Policies	GIZ-P1	Support	Support GIZ-P1.	Retain GIZ-P1 as notified.
326.743	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Policies	GIZ-P2	Support	Support GIZ-P2.	Retain GIZ-P2 as notified.
326.744	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R1	Support	Support GIZ-R1.	Retain GIZ-R1 as notified.
326.745	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R2	Support	Support GIZ-R2.	Retain GIZ-R2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.746	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R3	Support	Support GIZ-R3.	Retain GIZ-R3 as notified.
326.747	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R4	Support	Support GIZ-R4.	Retain GIZ-R4 as notified.
326.748	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R5	Support	Support GIZ-R5.	Retain GIZ-R5 as notified.
326.749	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R6	Support	Support GIZ-R6.	Retain GIZ-R6 as notified.
326.750	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R7	Support	Support GIZ-R7.	Retain GIZ-R7 as notified.
326.751	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R8	Support	Support GIZ-R8.	Retain GIZ-R8 as notified.
326.752	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R9	Support	Support GIZ-R9.	Retain GIZ-R9 as notified.
326.753	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R10	Support	Support GIZ-R10.	Retain GIZ-R10 as notified.
326.754	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R11	Support	Support GIZ-R11.	Retain GIZ-R11 as notified.
326.755	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R12	Support	Support GIZ-R12.	Retain GIZ-R12 as notified.
326.756	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R13	Support	Support GIZ-R13.	Retain GIZ-R13 as notified.
326.757	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R14	Support	Support GIZ-R14.	Retain GIZ-R14 as notified.
326.758	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R15	Support	Support GIZ-R15.	Retain GIZ-R15 as notified.
326.759	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R16	Support	Support GIZ-R16.	Retain GIZ-R16 as notified.
326.760	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R17	Support	Support GIZ-R17.	Retain GIZ-R17 as notified.
326.761	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R18	Support	Support GIZ-R18.	Retain GIZ-R18 as notified.
326.762	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R19	Support	Support GIZ-R19.	Retain GIZ-R19 as notified.
326.763	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R20	Support	Support GIZ-R20.	Retain GIZ-R20 as notified.
326.764	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R21	Support	Support GIZ-R21.	Retain GIZ-R21 as notified.
326.765	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R22	Support	Support GIZ-R22.	Retain GIZ-R22 as notified.
326.766	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Activity Rules	GIZ-R23	Support	Support GIZ-R23.	Retain GIZ-R23 as notified.
326.767	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS1	Support	Support GIZ-BFS1.	Retain GIZ-BFS1 as notified.
326.768	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS2	Support	Support GIZ-BFS2.	Retain GIZ-BFS2 as notified.
326.769	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS3	Support	Support GIZ-BFS3.	Retain GIZ-BFS3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
326.770	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS4	Support	Support GIZ-BFS4.	Retain GIZ-BFS4 as notified.
326.771	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS5	Support	Support GIZ-BFS5.	Retain GIZ-BFS5 as notified.
326.772	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS6	Support	Support GIZ-BFS6.	Retain GIZ-BFS6 as notified.
326.773	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS7	Support	Support GIZ-BFS7.	Retain GIZ-BFS7 as notified.
326.774	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS8	Support	Support GIZ-BFS8.	Retain GIZ-BFS8 as notified.
326.775	Chapman Tripp - Jo Appleyard / Lucy Forrester	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS9	Support	Support GIZ-BFS9.	Retain GIZ-BFS9 as notified.
327.1	Matt Pidgeon	LLRZ - Large Lot Residential Zone	General	General	Amend	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road, as it complies with the Large Lot Zone identification criteria in UFD-P3 (refer to full submission for map).	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).
328.1	Beth Suzanne Warman	LLRZ - Large Lot Residential Zone	General	General	Amend	Extend the existing Mandeville Large Lot Residential Zone (LLRZ) to Whites Road on the south side of Tram Road as it complies with the LLRZ identification criteria in UFD-P3.	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road.
329.1	Margaret Boyd Pierson	LLRZ - Large Lot Residential Zone	General	General	Amend	Extend the existing Mandeville Large Lot Residential Zone (LLRZ) to Whites Road on the south side of Tram Road as it complies with the LLRZ criteria in UFD-P3 (refer to full submission for map).	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).
330.1	Russell Price Clifford	Planning Maps	General	General	Amend	<p>Seeks a minimum 1500m<sup>2</sup> lot size for 22 Lower Sefton Road, Ashley in consonance with the approved subdivision of 12-18 Lower Sefton Road Ashley. This would enable families who do not wish to live on 4ha or 600m<sup>2</sup> to enjoy physical separation for their families whilst enjoying a rural village atmosphere close to primary school, kindergarten and on Rangiora High School bus route whilst living a few minutes from Rangiora shops and facilities.</p> <p>There is current capacity by local networks for electricity, water and telecommunications, effects on the community, neighbourhood, traffic, character or amenities would be less than minor, and proposal would not be contrary to the objectives and policies of the relevant plans.</p>	Rezone 22 Lower Sefton Road in consonance with the rezoning of 12 Lower Sefton Road Ashley on 31st July 2015 (RC155111, RC155112/150731114097).
331.1	David and Robyn Burrows	Planning Maps	General	General	Oppose	Oppose the Rural Lifestyle zoning of 172 Siena Place and the San Dona area of Mandeville. The San Dona Olive Grove is financially unviable and the unused land too small for rural production. These unproductive rural properties would be better utilised if rezoned as Large Lot Residential.	Rezone 172 Siena Place and San Dona area from Rural Lifestyle Zone to Large Lot Residential Zone.
332.1	Patricia Harter - on behalf of Mike Greer Homes Ltd	Planning Maps	General	General	Amend	<p>Add a new Residential Development Area (SK - South Kaiapoi Development Area).</p> <p>Refer to full submission for Attachment A for a map of the proposed area, and Attachment B for a draft chapter for the development area, Outline Development Plan, and planning assessment.</p> <p>The planning assessment includes that the development will be based on Medium Density Residential Zone to yield 200 lots. There are opportunities for open space and it will integrate with Kaiapoi via transport links and reserves. Upgrades to services will be required and localised flooding addressed. It meets criteria for residential growth of Kaiapoi due to it adjoining the south eastern boundary and is a logical and efficient extension to existing residential area. Demand for housing has grown significantly and it is necessary to develop additional blocks of land to enable housing choice and meet requirements under the National Policy Statement 2020.</p>	<p>Add a new Residential Development Area (SK – South Kaiapoi Development Area) over the following land:</p> <ul style="list-style-type: none"> <li>- Pt RS 37428 (CB701/7) limited to the land to the west of the Main Trunk Railway Line</li> <li>- RS 39673</li> <li>- Lot 1 DP 19366</li> </ul> <p>Refer to full submission for Attachment A for a map of the proposed area, and Attachment B for a draft chapter for the development area, Outline Development Plan, and planning assessment.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
332.2	Mike Greer Homes Ltd - Patricia Harte	Planning Maps	General	General	Amend	<p>Add a new Residential Development Area (SK - South Kaiapoi Development Area).</p> <p>Refer to full submission for Attachment A for a map of the proposed area, and Attachment B for a draft chapter for the development area, Outline Development Plan, and planning assessment.</p> <p>The planning assessment includes that the development will be based on Medium Density Residential Zone to yield 200 lots. There are opportunities for open space and it will integrate with Kaiapoi via transport links and reserves. Upgrades to services will be required and localised flooding addressed. It meets criteria for residential growth of Kaiapoi due to it adjoining the south eastern boundary and is a logical and efficient extension to existing residential area. Demand for housing has grown significantly and it is necessary to develop additional blocks of land to enable housing choice and meet requirements under the National Policy Statement 2020.</p>	<p>Rezone to Medium Density Residential Zone from Rural Lifestyle Zone:</p> <p>- Pt RS 37428 (CB701/7) limited to the land to the west of the Main Trunk Railway Line - RS 39673 - Lot 1 DP 19366</p> <p>Refer to full submission for Attachment A for a map of the proposed area, and Attachment B for a draft chapter for the development area, Outline Development Plan, and planning assessment.</p>
333.1	Geoffrey Sperry	Planning Maps	General	General	Amend	Is not opposed to progress but would like more information about how the Proposed District Plan will affect submitter's property especially in regards to roading, internet service and water.	Request for clear information on the impact of the Proposed District Plan.
334.1	Janice Elaine Giles	Planning Maps	General	General	Oppose	<p>Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ).</p> <p>Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.</p> <p>Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.</p> <p>An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.</p>	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
335.1	A and M Giles Ltd - Maree	Planning Maps	General	General	Oppose	<p>Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ).</p> <p>Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.</p> <p>Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.</p> <p>An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.</p>	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
336.1	Maree Katrina Thom	Planning Maps	General	General	Oppose	<p>Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ).</p> <p>Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.</p> <p>Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.</p> <p>An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.</p>	Rezone 464 and 474 Mandeville Road to Local Centre Zone.

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337.1	Youni Ltd - Maree	Planning Maps	General	General	Oppose	<p>Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ).</p> <p>Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.</p> <p>Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.</p> <p>An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.</p>	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
338.1	Wayne and; Emma Taylor	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED1	Amend	<p>Oppose extension of SNA048 boundary beyond existing boundary of V059 (Vegetation and Habitat Site in the Operative District Plan). This additional area extends beyond the existing beech vegetation community and there is no significant indigenous vegetation present. Oppose the justification that the dominant gorse and scotch broom in this additional area is acting as a nurse crop for indigenous forest species.</p>	Amend SNA048 boundary to align with boundary of V059 (Vegetation and Habitat Site) in the Operative District Plan.
338.2	Wayne and; Emma Taylor	Planning Maps	General	General	Amend	<p>Oppose extension of SNA048 boundary beyond existing boundary of V059 (Vegetation and Habitat Site in the Operative District Plan). This additional area extends beyond the existing beech vegetation community and there is no significant indigenous vegetation present. Oppose the justification that the dominant gorse and scotch broom in this additional area is acting as a nurse crop for indigenous forest species.</p>	Amend SNA048 boundary to align with boundary of V059 (Vegetation and Habitat Site) in the Operative District Plan.
339.1	Wayne and; Emma Taylor	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	<p>Amend the 20ha minimum subdivision standards to enable submitter's long-term plans to reconfigure the property boundaries of adjoining titles by subdividing off 1 or 2ha, consistent with neighbouring properties on Island Road, View Hill.</p>	Amend the 20ha minimum subdivision standards to enable submitter to subdivide off 1 or 2ha from existing acreage.
340.1	Robert Jack Paterson	WR - West Rangiora	Development Areas Standards	DEV-WR-S1	Oppose	<p>Oppose the certification process as it will not enable development to meet demand in the short term. The certification process needs to be given immediate effect to work in substitution of rezoning.</p>	Abandon the certification process and rezone the land in the West Rangiora Development Area. Require that technical reports to support the rezoning be submitted as part of the process. Alternatively give immediate affect to the certification process.
341.1	Jack David Patterson	Planning Maps	General	General	Amend	<p>Object to the rezoning of Ashley Industries Sawmill from Rural Zone to Heavy Industrial and Light Industrial Zones. Use of the site has grown/is growing to become a noise and air pollutant and the owner is seeking more land to expand the business to more than the pallet making they purchased next to. The land slopes towards the town and there is potential for a mishap to occur in the future regarding contaminants which could be catastrophic for the Oxford township.</p>	Oppose rezoning of Ashley Industries Sawmill from Rural to Heavy Industrial Zone and Light Industrial Zone.
342.1	Humphry Guy Palmer	Planning Maps	General	General	Amend	<p>Oppose addition of area outside the bush and park areas within SNA034 Manor Park Bush mapped Significant Natural Area (SNA). Increasing the area of this SNA from 2ha to 5ha is not justified. Support original SNA area that is listed in Operative District Plan (Vegetation and Habitat Site V142), without this additional area.</p> <p>This additional area is used for farming and comprises grassland and scattered trees thus does not link to the existing SNA area (refer to image one of submission to see area of farm land that should be excluded). Except for three beech trees (one of which is of an age and condition where it may be blown over by strong wind), the trees in this additional area are exotic (refer to submission for photos).</p> <p>This additional area does not meet any criteria for a SNA, as outlined in ECO-APP1. It is not habitat of indigenous fauna, it is not representative, typical or characteristic of the natural diversity of the ecological district, has no endangered vegetation, is mostly grassland thus does not have a buffering function, and is not a wetland. Including this additional area to protect three beech trees would be severe, unfair, and does not leave enough land for farming.</p>	Amend boundary of SNA034 to delete the additional area of farm land located outside the bush and park areas, as shown by the green area of photo 8 of the submission, and therefore retain the original size of the Significant Natural Area listed in Operative District Plan (V142 Vegetation and Habitat Site) as this is the only land on this property with ecological significance.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
342.2	Humphry Guy Palmer	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED1	Amend	<p>Oppose addition of area outside the bush and park areas within SNA034 Manor Park Bush mapped Significant Natural Area (SNA). Increasing the area of this SNA from 2ha to 5ha is not justified. Support original SNA area that is listed in Operative District Plan (Vegetation and Habitat Site V142), without this additional area.</p> <p>This additional area is used for farming and comprises grassland and scattered trees thus does not link to the existing SNA area (refer to image one of submission to see area of farm land that should be excluded). Except for three beech trees (one of which is of an age and condition where it may be blown over by strong wind), the trees in this additional area are exotic (refer to submission for photos).</p> <p>This additional area does not meet any criteria for a SNA, as outlined in ECO-APP1. It is not habitat of indigenous fauna, it is not representative, typical or characteristic of the natural diversity of the ecological district, has no endangered vegetation, is mostly grassland thus does not have a buffering function, and is not a wetland. Including this additional area to protect three beech trees would be severe, unfair, and does not leave enough land for farming.</p>	Amend boundary of SNA034 to delete the additional area of farm land located outside the bush and park areas, as shown by the green area of photo 8 of the submission, and therefore retain the original size of the Significant Natural Area listed in Operative District Plan (V142 Vegetation and Habitat Site) as this is the only land on this property with ecological significance.
343.1	Andrew Giles	Planning Maps	General	General	Oppose	Rezone the San Dona area of Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone.	Rezone the San Dona area of Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone.
344.1	Rural Holdings Ltd - Andrew	Planning Maps	General	General	Oppose	<p>Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ).</p> <p>Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.</p> <p>Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.</p> <p>An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.</p>	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
345.1	464 Developments Ltd - Andrew	Planning Maps	General	General	Oppose	<p>Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ).</p> <p>Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.</p> <p>Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.</p> <p>An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.</p>	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
346.1	Andrew Giles	Planning Maps	General	General	Oppose	<p>Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ).</p> <p>Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.</p> <p>Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.</p> <p>An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.</p>	Rezone 464 and 474 Mandeville Road to Local Centre Zone.

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347.1	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	Planning Maps	General	General	Oppose	Oppose notified zoning of Ravenswood as it is inconsistent with the established and planned development pattern for Ravenswood and this will complicate and/or misdirect the development of this fast-growing neighbourhood. The location and quantum of the Town Centre Zone will not facilitate town centre growth as a Key Activity Centre.	<p>Amend the planning maps:</p> <ul style="list-style-type: none"> <li>- Rezone the established/consented residential areas (Stages 1-5) to General Residential Zone.</li> <li>- Rezone the undeveloped/planned residential areas (Stage 6) to Medium Density Residential Zone.</li> <li>- Rezone the following sites to Town Centre Zone (DP 521536 unless otherwise specified): <ul style="list-style-type: none"> <li>- Lot 203 – large vacant lot south of Bob Robertson Drive</li> <li>- Lot 2 – New World</li> <li>- Lot 12 – Childcare centre</li> <li>- Lots 13 &amp; 14 – Consented mixed retail</li> <li>- Lot 15 – Vacant</li> <li>- Lots 11 &amp; 202 DP 545570 – vacant lots east of Garlick Street</li> </ul> </li> <li>-Rezone the following sites to General Industrial Zone (DP 521536 unless otherwise specified): <ul style="list-style-type: none"> <li>- Lots 100-135 – Industrial subdivision</li> <li>- Lots 9 &amp; 10 – BP/McDonalds</li> <li>- Lot 201 – vacant lot north of BP/McDonalds</li> <li>- Lots 1 &amp; 2 DP 545570 – Gull</li> </ul> </li> <li>- Apply Open Space Zone to the riparian margins of the realigned Taranaki Stream, and the neighbourhood parks within Stage 1a and Stage 4.</li> <li>- Amend the zone boundaries to align with the roading and cadastral boundaries.</li> </ul> <p>Refer to Appendix 1 in the full submission for the proposed rezoning.</p>
347.2	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	Definitions	Definitions	Definition of key activity centre	Oppose	Oppose definition of 'Key Activity Centre' to give effect to the Canterbury Regional Policy Statement.	Amend definition of 'Key Activity Centre' to add "Ravenswood" after "Kaiapoi".
347.3	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	Definitions	Definitions	Definition of principal shopping street	Amend	Amend 'Principal Shopping Street' definition to implement the proposed Outline Development Plan and ensure appropriate application of the Town Centre Zone provisions to the town centre/Key Activity Centre development at Ravenswood.	Amend 'Principal Shopping Street' definition: "...Rangiora, Oxford, Kaiapoi and Ravenswood"
347.4	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	Definitions	Definitions	Definition of urban environment	Amend	Amend definition of 'urban environment' to clarify the fact that these three urban areas are contiguous.	Amend definition of 'urban environment' from "Woodend (including Ravenswood), Pegasus" to "Woodend (including Ravenswood and Pegasus)"
347.5	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Ravenswood is the main centre of Woodend and Pegasus.	Amend SD-O2(5) to replace "Woodend" with "Ravenswood".
347.6	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Amend	Ensure UFD-O1 and associated provisions appropriately address Policy 2 and Policy 7 of the National Policy Statement on Urban Development.	Support the intent of UFD-O1 to the extent that it addresses Policy 2 and Policy 7 of the National Policy Statement on Urban Development. Reserves its position on the details of the housing bottom lines (development capacity).
347.7	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Amend	Ensure UFD-O2 and associated provisions appropriately address Objective 2 and Policy 2 of the National Policy Statement on Urban Development and support the development and growth of Ravenswood town centre.	Amend UFD-O2 from "Sufficient" to "At least sufficient", and otherwise support the intent to the extent that it satisfies Policy 2 of the National Policy Statement on Urban Development and support the relief sought by submitter in terms of the quantum of the proposed Town Centre zoning at Ravenswood.
347.8	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Support	Supports UFD-P1 as is consistent with the National Policy Statement on Urban Development and the Canterbury Regional Policy Statement.	Retain UFD-P1 as notified.
347.9	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P4	Amend	Amend UFD-P4 to better give effect to the National Policy Statement on Urban Development policy on responsive planning and planning decisions that support competitive land and development markets.	Replace UFD-P4 with "Enable the extension of existing Town Centres, and where possible provide for the extension of Town Centres in the locations identified in the Future Development Strategy, WDDS or Town Centre Plans."
347.10	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P7	Amend	<p>Supports UFD-P7 as it gives effect to the National Policy Statement on Urban Development policy on responsive planning.</p> <p>Seek amendment to UFD-P7(5) to better reflect section 6.3.3 of the Canterbury Regional Policy Statement.</p>	Amend UFD-P7(5) to add "and/or other appropriate provisions" to the end.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
347.11	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Amend	A specific clause is needed in SUB-P2 to inform the development of rules/standards for subdivisions in Commercial and Industrial zones.	Insert new clause to SUB-P2: "..." 4. in Commercial and Industrial zones: a. provides for the design and operational requirements of activities that are anticipated within the relevant zones."
347.12	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Amend	Reflect the intensity/layout of the Operative District Plan Residential 6 Zone and provide for the efficient use of residentially zoned land to provide housing supply.	Amend Table SUB-1 General Residential Zone:  Minimum allotment area: <del>500m<sup>2</sup></del> <u>400m<sup>2</sup></u> <del>Internal square: 15m x 15m</del> Frontage (excluding rear lots): <del>15m</del> <u>12m</u>
347.13	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Support	Supports the efficient use of greenfield land.	Retain SUB-S3 as notified.
347.14	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Oppose	SUB-S4 demonstrates the inadequacy of the out-dated and highly prescriptive North Woodend Outline Development Plan. Any subdivision within Ravenswood Developments Limited landholder would automatically trigger resource consent.	Delete the outdated North Woodend Outline Development Plan 158 and replace with alternative provisions to guide the development of Ravenswood Town Centre and Key Activity Centre.
347.15	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	EW - Ketuketū whenua - Earthworks	Earthworks Standards	EW-S2	Oppose	Common for developments to require earthworks/retaining walls on or proximate to a site boundary to promote efficient use of a site. Any structural/ground stability issues can be addressed through building consent and/or with engineering input. Considers EW-S2 thresholds of 300mm/2m are unduly restrictive.	Delete EW-S2.
347.16	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	SIGN - Nga tohu - Signs	Objectives	SIGN-O1	Support	Support SIGN-O1 as it appropriately recognises need for and benefits of signs, while requiring adverse effects to be managed.	Retain SIGN-O1 as notified.
347.17	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	SIGN - Nga tohu - Signs	Policies	SIGN-P1	Support	Support SIGN-P1 as it further clarifies the type, and location, of signs that are enabled.	Retain SIGN-P1 as notified.
347.18	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	SIGN - Nga tohu - Signs	Policies	SIGN-P4	Amend	Support intent to limit the proliferation of off-site signs. However consider the "avoidance" policy approach to off-signs within commercial zones, coupled with the non-complying activity status of SIGN-R7, is extreme and fails to recognise their positive aspects.	Delete "Commercial and Mixed Use Zones" from SIGN-P4(4)(b).
347.19	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R7	Oppose	Note that off-site signs are often located outside commercial areas, and suggest emphasis be placed on managing their effects, instead of outright avoidance.	Amend SIGN-R7 to provide for off-site signs as restricted discretionary activity within commercial zones.
347.20	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Support	Support RESZ-O1 and reasons in Council's Section 32 Report.	Retain RESZ-O1 as notified.
347.21	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Support	Support RESZ-O5 and reasons in Council's Section 32 Report.	Retain RESZ-O5 as notified.
347.22	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P1	Support	Supports RESZ-P1 and reasons in Council's Section 32 Report.	Retain RESZ-P1 as notified.
347.23	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P8	Support	Support RESZ-P8 for the reasons in Council's Section 32 Report.	Retain RESZ-P8 as notified.
347.24	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P10	Support	Support RESZ-P10 for the reasons in Council's Section 32 Report.	Retain RESZ-P10 as notified.

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347.25	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P12	Amend	Supports intent of RESZ-P12 but considers it is not appropriate to carry over and require compliance with an outdated Outline Development Plan (ODP).  Clause (2) sets out relevant considerations when developing the ODP. It is not necessary to reassess these matters when considering specific development proposals subject to one.	Delete outdated North Woodend Outline Development Plan (ODP) 158 and replace with updated ODPs (see point 94 in original submission and Appendix 1 and Appendix 1a).  Delete Clause (2).
347.26	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P13	Support	Support RESZ-P13 as is consistent with established planning principles and practice.	Retain RESZ-P13 as notified.
347.27	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Objectives	GRZ-O1	Support	Support GRZ-O1 for the reasons in Council's Section 32 Report.	Retain GRZ-O1 as notified.
347.28	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Policies	GRZ-P1	Support	Support GRZ-P1 as appropriately defines the character and amenity expectations of the zone.	Retain GRZ-P1 as notified.
347.29	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Activity Rules	GRZ-R1	Support	Support GRZ-R1 as it enables appropriate building works without triggering resource consent.	Retain GRZ-R1 as notified.
347.30	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Activity Rules	GRZ-R2	Support	Self-explanatory.	Retain GRZ-R2 as notified.
347.31	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Activity Rules	GRZ-R11	Amend	GRZ-R11 recognises the requirement for show homes as new neighbourhoods are developed. However, a three-year duration is more appropriate for most large scale, multi-stage developments.	Amend permitted duration in GRZ-R11(2) to three years.
347.32	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Activity Rules	GRZ-R19	Support	Support GRZ-R19 for the reasons in the Council's Section 32 Report.	Retain GRZ-R19 as notified.
347.33	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Activity Rules	GRZ-R20	Support	Support GRZ-R20 for the reasons in the Council's Section 32 Report.	Retain GRZ-R20 as notified.
347.34	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS1	Oppose	Reflect the Residential 6 standard of the Operative District Plan, which has worked well for the development of Ravenswood to date, and enable the efficient use of residentially zoned land to provide housing supply.	Amend GRZ-BFS1 site density from 500m <sup>2</sup> to 400m <sup>2</sup> .
347.35	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS2	Support	Support GRZ-BFS2 for the reasons in the Council's Section 32 Report.	Retain GRZ-BFS2 as notified.
347.36	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS3	Support	Support GRZ-BFS3 for the reasons in the Council's Section 32 Report.	Retain GRZ-BFS3 as notified.
347.37	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS4	Support	Support GRZ-BFS4 for the reasons in Council's Section 32 Report.	Retain GRZ-BFS4 as notified.
347.38	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS5	Oppose	The requirement for garages to be set back a minimum of 6m from the road boundary is excessive, creates unnecessary impervious areas, and does not promote efficient use of land.	Delete "other than a garage" in GRZ-BFS5 (1).  Delete GRZ-BFS5 (2).
347.39	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS6	Support	Support GRZ-BFS6 for the reasons in Council's Section 32 Report.	Retain GRZ-BFS6 as notified.
347.40	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS7	Support	Support GRZ-BFS7 for the reasons in Council's Section 32 Report.	Retain GRZ-BFS7 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
347.41	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS8	Support	Support GRZ-BFS8 for the reasons in Council's Section 32 Report.	Retain GRZ-BFS8 as notified.
347.42	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS9	Oppose	Minimum outdoor living space is typically a relevant consideration for medium or higher density residential developments, and if deemed necessary for lower density/general residential developments, 30m <sup>2</sup> with a minimum dimension of 4m is sufficient.	Delete GRZ-BFS9 (1). Alternatively, replace (1)(a) with:  "a minimum of 30m <sup>2</sup> of continuous outdoor living space able to contain a circle with a diameter of 4m shall be contained at ground level within the site of the residential unit (except a residential unit within a retirement village)."
347.43	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Objectives	MRZ-O1	Support	Support MRZ-O1 for the reasons in Council's Section 32 Report.	Retain MRZ-O1 as notified.
347.44	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Policies	MRZ-P1	Support	MRZ-P1 appropriately defines the character and amenity expectations of the zone.	Retain MRZ-P1 as notified.
347.45	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R1	Support	MRZ-R1 enables appropriate building works to be carried out without triggering resource consent.	Retain MRZ-R1 as notified.
347.46	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R2	Support	Self-explanatory.	Retain MRZ-R2 as notified.
347.47	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R11	Amend	MRZ-R11 recognises requirement for show homes as new neighbourhoods are developed. However, a three-year duration is more appropriate for most large scale, multi-stage developments.	Amend the permitted duration in MRZ-R11 (2) to three years.
347.48	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R18	Support	Support MRZ-R18 for the reasons in Council's Section 32 report.	Retain MRZ-R18 as notified.
347.49	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R19	Support	Support MRZ-R19 for the reasons in Council's Section 32 report.	Retain MRZ-R19 as notified.
347.50	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS1	Support	Support MRZ-BFS1 for the reasons in Council's Section 32 report.	Retain MRZ-BFS1 as notified.
347.51	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS2	Support	Support MRZ-BFS2 for the reasons in Council's Section 32 report.	Retain MRZ-BFS2 as notified.
347.52	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS3	Support	Support MRZ-BFS3 for the reasons in Council's Section 32 report.	Retain MRZ-BFS3 as notified.
347.53	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS4	Support	Support MRZ-BFS4 for the reasons in Council's Section 32 report.	Retain MRZ-BFS4 as notified.
347.54	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS5	Oppose	Requirement for garages to be set back 6m from the road boundary is excessive, creates unnecessary impervious areas, and does not promote efficient use of land.	Delete MRZ-BFS5 (2).  Delete "other than a garage" in (1).

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
347.55	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS6	Support	Support MRZ-BFS6 for the reasons in Council's Section 32 report.	Retain MRZ-BFS6 as notified.
347.56	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS7	Support	Support MRZ-BFS7 for the reasons in Council's Section 32 report.	Retain MRZ-BFS7 as notified.
347.57	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS8	Support	Support MRZ-BFS8 for the reasons in Council's Section 32 report.	Retain MRZ-BFS8 as notified.
347.58	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS9	Support	Support MRZ-BFS9 for the reasons in Council's Section 32 report.	Retain MRZ-BFS9 as notified.
347.59	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O1	Support	Support CMUZ-O1 for the reasons in Council's Section 32 report.	Retain CMUZ-O1 as notified.
347.60	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O2	Support	Support CMUZ-O2 for the reasons in Council's Section 32 report.	Retain CMUZ-O2 as notified.
347.61	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P1	Amend	It is unclear why the commercial centre within Belfast/Northwood in Christchurch requires "protection". This is not supported by any Section 32 analysis.	Delete CMUZ-P1 clause (4).
347.62	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P2	Amend	Amend CMUZ-P2 to ensure consistency and improve clarity.	Town centres should not be capitalised as they are not defined.
347.63	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P4	Amend	Support CMUZ-P4 for the reasons in the Council's Section 32 report, but amend to improve and clarify.	Amend CMUZ-P4 (5) to:  "maintains, or <u>otherwise appropriately</u> mitigates <u>adverse effects on</u> , the amenity values of adjoining Residential Zones at the interface; and"
347.64	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P5	Support	Support CMUZ-P5 for the reasons in Council's Section 32 report.	Retain CMUZ-P5 as notified.

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347.65	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P6	Support	Support CMUZ-P6 for the reasons in Council's Section 32 report.	Retain CMUZ-P6 as notified.
347.66	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P7	Support	Support CMUZ-P7 for the reasons in Council's Section 32 report.	Retain CMUZ-P7 as notified.
347.67	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	LFRZ - Large Format Retail Zone	Objectives	LFRZ-O1	Support	LFRZ-O1 gives effect to CMUZ-O1, CMUZ-P1 and CMUZ-P2.	Retain LFRZ-O1 as notified.
347.68	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	LFRZ - Large Format Retail Zone	Policies	LFRZ-P1	Support	LFRZ-P1 gives effect to CMUZ-O1, CMUZ-P1, and CMUZ-P2.	Retain LFRZ-P1 as notified.
347.69	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R1	Neutral	Notes LFRZ-R1 effectively means most activities within the Large Format Retail Zone will require resource consent either for the land use (retail less than 450m <sup>2</sup> ) or building (over 450m <sup>2</sup> ) and queries whether this is the intention.	Not specified.
347.70	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R2	Support	LFRZ-R2 gives effect to the zone's purpose. The exclusions give effect to the Commercial Zone policies on centre hierarchy.	Retain LFRZ-R2 as notified.
347.71	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R3	Support	Trade suppliers are generally consistent with the character and intensity of development within the Large Format Retail Zone.	Retain LFRZ-R3 as notified.
347.72	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R4	Support	Yard-based activities are generally consistent with the character and intensity of development within the Large Format Retail Zone.	Retain LFRZ-R4 as notified.
347.73	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R9	Support	The restrictions/conditions give effect to CMUZ-O1, CMUZ-P1, CMUZ-P2.	Retain LFRZ-R9 as notified.
347.74	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R24	Support	LFRZ-R24 gives effect to CMUZ-O1, CMUZ-P1, and CMUZ-P2.	Retain LFRZ-R24 as notified.
347.75	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	LFRZ - Large Format Retail Zone	Activity Rules	LFRZ-R25	Support	LFRZ-R25 gives effect to CMUZ-O1, CMUZ-P1, and CMUZ-P2.	Retain LFRZ-R25 as notified.
347.76	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	TCZ - Town Centre Zone	Objectives	TCZ-O1	Support	TCZ-O1 gives effect to CMUZ-O1, CMUZ-P1, CMUZ-P2.	Retain TCZ-O1 as notified.
347.77	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	TCZ - Town Centre Zone	Policies	TCZ-P1	Oppose	It is not considered necessary or appropriate to create a hierarchy within the top tier of the centres hierarchy.	Delete TCZ-P1.
347.78	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	TCZ - Town Centre Zone	Policies	TCZ-P2	Amend	Support the intent and drafting of TCZ-P2 and seeks it be applied to the proposed Ravenswood town centre.	Support to the extent that the Ravenswood is recognised as a town centre through the application of Town Centre zoning as identified in submission point #1.
347.79	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	TCZ - Town Centre Zone	Activity Rules	TCZ-R1	Amend	Support TCZ-R1 and seek that implementation is not impeded by the outdated North Woodend Outline Development Plan.	Support if the draft Outline Development Plan for Ravenswood town centre (see point 94 in original submission and Appendix 1 and Appendix 1a) is adopted.
347.80	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	TCZ - Town Centre Zone	Activity Rules	TCZ-R24	Oppose	Trade supplier is not incompatible within a town centre, provided layout and design responds to town centre context. Consent trigger for buildings greater than 450m <sup>2</sup> and associated urban design assessment criteria will achieve desired outcome. It is not necessary to impose activity-based rule to achieve the same outcome.	Amend the activity status of TCZ-R24 to permitted.
347.81	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS1	Support	Support TCZ-BFS1 for reasons in Council's Section 32 report.	Retain TCZ-BFS1 as notified.
347.82	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS6	Support	Support TCZ-BFS6 for the reasons in Council's Section 32 report.	Retain TCZ-BFS6 as notified.
347.83	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS7	Support	Unlike historic town centres of Rangiora and Kaiapoi with finer-grained development patterns, it is not appropriate or desirable to require all buildings within the Ravenswood town centre (a greenfield setting) to be built to the road boundary but accepts this for a Principal Shopping Street.  It is common in town centres to have both vehicle and pedestrian/cycle accessways and exemptions in (e) and (h) should apply to both.	Amend TCZ-BFS7 (1)(a) to read "Woodend <u>(excluding Ravenswood)</u> "  Amend (e) and (h) by replacing "vehicle accessway" with "vehicle or pedestrian/cycle accessway"

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
347.84	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD1	Oppose	For trade suppliers, the desired urban design outcome can be more appropriately managed through TCZ-R1 and CMUZ-MD3.	Delete references to trade suppliers in CMUZ-MD1.
347.85	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD3	Amend	Generally support CMUZ-MD3 as it reflects urban design principles but seeks that assessments against these requirements are not impeded by the outdated North Woodend Outline Development Plan.	Support to the extent that the draft Outline Development Plan for Ravenswood town centre (see point 94 in original submission and Appendix 1 and Appendix 1a) is adopted to support the implementation of these provisions.
347.86	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	INZ - General Objectives and Policies for all Industrial Zones	Objectives	INZ-O1	Support	INZ-O1 is consistent with National Policy Statement on Urban Development 2020 Policy 2.	Retain INZ-O1 as notified.
347.87	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	INZ - General Objectives and Policies for all Industrial Zones	Objectives	INZ-O2	Amend	There are no material differences between the "Light" and "General" Industrial zones with the key difference being "Heavy" industrial activities are non-complying in the Light Industrial Zone but discretionary in the General Industrial Zone and which justifies two separate zones.	Amend to delete the "Light Industrial Zone".
347.88	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	INZ - General Objectives and Policies for all Industrial Zones	Objectives	INZ-O3	Support	Support INZ-O3 for the reasons set out in the Section 32 report.	Retain INZ-O3 as notified.
347.89	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	INZ - General Objectives and Policies for all Industrial Zones	Policies	INZ-P1	Amend	There are no material differences between the purpose and provisions of the "Light" and "General" Industrial zones that would justify the creation of two separate zones.	Delete the Light Industrial Zone.
347.90	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GIZ - General Industrial Zone	Objectives	GIZ-O1	Support	Support GIZ-O1 for the reasons set out in the Section 32 report.	Retain GIZ-O1 as notified.
347.91	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GIZ - General Industrial Zone	Policies	GIZ-P1	Support	Support GIZ-P1 for the reasons set out in the Section 32 report.	Retain GIZ-P1 as notified.
347.92	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	GIZ - General Industrial Zone	Policies	GIZ-P2	Support	Supports GIZ-P2 for the reasons set out in the Section 32 report.	Retain GIZ-P2 as notified.
347.93	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	NWD - North Woodend	Activity Rules	DEV-NWD-R1	Amend	Updated reference to the replacement Outline Development Plans.	Amend heading to "DEV-RW-R1 <del>North Woodend Development Area</del> Ravenswood Outline Development Plans".  Retain the activity status as notified.
347.94	Ravenswood Developments Limited (RDL) - Sarah Eveleigh - Anderson Lloyd	NWD - North Woodend	Appendix	DEV-NWD-APP1	Oppose	The large scale Outline Development Plan (ODP) replaces the outdated North Woodend ODP which does not reflect the current cadastral base and roading pattern, or the zoning outcome sought by this submission.  The smaller scale ODP will guide the future development of the Ravenswood town centre and Key Activity Centre.	Amend title to DEV-RW-APP1  Replace with the following Outline Development Plans (ODPs): - A large scale ODP for the wider Ravenswood development (residential and commercial areas) (Appendix 1). - A smaller scale ODP inset focusing on the Ravenswood commercial area (Appendix 1a).
348.1	Morris Edward Harris	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Amend	Opposes the 20ha minimum subdivision standards and recommends an increase in 0.5-1ha lifestyle blocks close to towns to enable people to enjoy manageable lifestyle sections and reduce issues of extracting water from wells and discharging waste water back into the ground.	Amend subdivision rules to allow lifestyle sections of 0.5-1ha close to towns where they can be connected to services and encourage walking and biking into town.
348.2	Morris Edward Harris	Planning Maps	General	General	Amend	Opposes the 20ha minimum subdivision standards and recommends an increase in 0.5-1ha lifestyle blocks close to towns to enable people to enjoy manageable lifestyle sections and reduce issues of extracting water from wells and discharging waste water back into the ground.	Amend subdivision rules to allow lifestyle sections of 0.5-1ha close to towns where they can be connected to services and encourage walking and biking into town.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
349.1	Ian Nevis Bird	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R16	Amend	Concern regarding possibility of other motor vehicle events on the A&P showgrounds similar to the Muscle Car festival that is held for four days annually. The area surrounding the A&P showgrounds is occupied by a fairly large number of elderly residents who rely on having peace, quiet and high quality sleep.	Seek that the Council enforces rules to manage muscle car festival and other motor vehicle events to address:  - freedom camping on Coldstream Road - limiting time that noises can occur by engines - music and noise from caravan/motor home parking locations - erect 50 kph signage at the Ashley Street/Coldstream road intersection to remind drivers of existing speed limit
350.1	James Redmond	Planning Maps	General	General	Oppose	Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ).  Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.  Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.  An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
351.1	Harrison Grierson Consultants Limited - Mary McConnell	Definitions	General	General	Amend	Seek a definition for 'free range poultry farming' to provide clarity for farmers and to set it apart from more intensive production activities. The definition in the Canterbury Air Regional Plan is recommended for consistency.	Insert definition of 'free range poultry farming':  <u>"Free Range Poultry Farming: The primary production of poultry for commercial purposes, where: a. All of the birds farmed have access to open air runs; and b. Permanent vegetation ground cover exists on the land where birds are permitted to range; and c. The stocking rate of the runs and weatherproof shelter to which the birds have access does not exceed the industry standard for the relevant bird type"</u>
351.2	Harrison Grierson Consultants Limited - Mary McConnell	Definitions	Definitions	Definition of intensive indoor primary production	Support	Support definition of 'intensive indoor primary production'.	Retain definition of 'intensive indoor primary production' as notified.
351.3	Harrison Grierson Consultants Limited - Mary McConnell	Definitions	Definitions	Definition of intensive outdoor primary production	Amend	Amend definition of 'intensive outdoor primary production' to exclude free-range poultry farming. Free range poultry farms generate less effects and are typically required to ensure permanent vegetation ground cover exists on the land where birds are permitted to range, whereas 'intensive outdoor primary production' activity typically precludes the maintenance of pasture or ground cover.	Amend definition of 'intensive outdoor primary production': "... It includes: a) free-range pig farming; b) <del>free-range poultry</del> or game bird farming; c) intensive goat farming and; d) aquaculture;  it excludes the following: e) woolsheds; f) dairy sheds; g) calf pens or wintering accommodation for stock; h) pig production for domestic use which involves no more than 25 weaned pigs or six sows; i) <u>free-range poultry farming</u> "
351.4	Harrison Grierson Consultants Limited - Mary McConnell	Definitions	Definitions	Definition of sensitive activity	Amend	Community facility has been included twice in the list of sensitive activities and one should be deleted.  Seek inclusion of 'farmers markets' to avoid the potential for reverse sensitivity effects arising from markets located near rural activities as farmers markets are commonly located in or near rural areas, close to the suppliers.	Amend the definition of 'sensitive activities':  "Means activities and facilities including, but is not limited to, educational facilities, community facility, healthcare facility, childcare facilities, residential units, minor residential units, retirement village, visitor accommodation, <del>community facility</del> , <u>farmers markets</u> , offices and hospitals."
351.5	Harrison Grierson Consultants Limited - Mary McConnell	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O1	Support	Support RURZ-O1 as it prioritises primary production activities and those with a functional need to locate within the rural zone.	Retain RURZ-O1 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
351.6	Harrison Grierson Consultants Limited - Mary McConnell	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P8	Amend	The term "avoid" in RURZ-P8(1) indicates that in the rural zone, the establishment of new activities are limited to those that will not curtail existing activities. Amend RURZ-P8 to better give effect to RURZ-O1 and O2 which clearly directs that rural zones are to support those activities with a functional need to be located within them.	Amend RURZ-P8:  "Reverse sensitivity <del>Minimise</del> <u>Avoid</u> the potential for reverse sensitivity effects by: ... 2. <del>Managing</del> <u>Restricting</u> the establishment of new sensitive activities near other primary production activities; 3. <del>Ensuring</del> <u>Requiring</u> adequate separation distances between existing sensitive activities and new intensive indoor primary production activities, intensive outdoor primary production activities, quarrying activities, mining and rural industry; and ..."
351.7	Harrison Grierson Consultants Limited - Mary McConnell	GRUZ - General Rural Zone	Objectives	GRUZ-O1	Support	Support GRUZ-O1 as it recognises the importance of primary production activities and restricts fragmentation of rural parcels.	Retain GRUZ-O1 as notified.
351.8	Harrison Grierson Consultants Limited - Mary McConnell	GRUZ - General Rural Zone	Policies	GRUZ-P1	Amend	Support GRUZ-P1, but it could be strengthened with the inclusion of an additional policy which emphasises the requirement to consider potential effects of reverse sensitivity when assessing applications.	Insert new policy GRUZ-P3:  " <u>Avoid reverse sensitivity effects on lawfully established primary production activities.</u> "
351.9	Harrison Grierson Consultants Limited - Mary McConnell	GRUZ - General Rural Zone	Activity Rules	GRUZ-R17	Amend	Amend GRUZ-R17 to permit Intensive Indoor Primary Production in the General Rural Zone (GRUZ) if compliance with all built form standards can be met, and Restricted Discretionary if permitted standards could not be met. This would be reflective of the overarching policy framework of the GRUZ and General Objectives and Policies for all Rural Zones.	Amend GRUZ-R17:  "Intensive indoor primary production <del>Activity status: RDIS</del> <u>Activity status: PER</u> <u>Where:</u> <u>(1) the activity complies with all built form standards (as applicable).</u> <u>Activity status when compliance with GRUZ-R17 (1) not achieved: RDIS</u> ..."
351.10	Harrison Grierson Consultants Limited - Mary McConnell	GRUZ - General Rural Zone	Activity Rules	GRUZ-R18	Amend	Amend to enable Intensive Indoor Primary Production to establish as a permitted activity in the General Rural Zone (GRUZ) if compliance with all built form standards can be met, and Restricted Discretionary if permitted standards could not be met. This would be reflective of the overarching policy framework of the GRUZ and Rural Zone.	Amend GRUZ-R18:  " <del>Activity status: RDIS</del> <u>Activity status: PER</u> <u>Where:</u> <u>(1) the activity complies with all built form standards (as applicable).</u> <u>Activity status when compliance with GRUZ-R18 (1) not achieved: RDIS</u> ..."
351.11	Harrison Grierson Consultants Limited - Mary McConnell	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS5	Support	Supports GRUZ-BFS5 as it is reflective of the overarching policy framework of the Rural Zones, and the General Rural Zone.	Retain GRUZ-BFS5 as notified.
351.12	Harrison Grierson Consultants Limited - Mary McConnell	RLZ - Rural Lifestyle Zone	Objectives	RLZ-O1	Amend	Rural activities occurring on the characteristic smaller sites within the Rural Lifestyle Zone will still generate similar effects as rural sites located in the General Rural Zone and need similar protection to operate without constraints. Notes this objective appears to be inconsistent with RURZ-O2, which seeks to prioritise activities with a functional need to be located within Rural zones.	Amend RLZ-O1:  "Purpose of the Rural Lifestyle Zone Primary production activities and activities reliant on the natural and physical resources of the rural environment <u>with a functional need to locate in the RLZ are the main land use</u> <del>occur</del> while recognising that the predominant character is small rural sites with a more intensive pattern of land use and buildings than the General Rural Zone."
351.13	Harrison Grierson Consultants Limited - Mary McConnell	RLZ - Rural Lifestyle Zone	Policies	RLZ-P1	Amend	Supports in part RLZ-P1 but considers this policy framework could be strengthened with the inclusion of an additional policy which emphasises the requirement to consider potential effects of reverse sensitivity when assessing applications.	Insert RLZ-P3:  " <u>Avoid Reverse sensitivity effects on lawfully established primary production activities.</u> "
351.14	Harrison Grierson Consultants Limited - Mary McConnell	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R18	Amend	Requests Intensive Indoor Primary Production to be a permitted activity in the Rural Lifestyle Zone if compliant with all built form standards (BFS), and Restricted Discretionary (RDIS) if non compliant with BFS. Notes this would reflect the intention of RLZ-O1.	Amend RLZ-18:  "Intensive indoor primary production <del>Activity status: RDIS</del> <u>Activity status: PER</u> <u>Where:</u> <u>(1) the activity complies with all built form standards (as applicable).</u> <u>Activity status when compliance with RLZ-R18 (1) not achieved: RDIS</u> ..."
351.15	Harrison Grierson Consultants Limited - Mary McConnell	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R19	Amend	Requests Intensive Indoor Primary Production to be a permitted activity in the Rural Lifestyle Zone if compliant with all built form standards (BFS), and Restricted Discretionary (RDIS) if non compliant with BFS. Notes this would reflect the intention of RLZ-O1.	Amend RLZ-R19:  "Intensive outdoor primary production <del>Activity status: RDIS</del> <u>Activity status: PER</u> <u>Where:</u> <u>(1) the activity complies with all built form standards (as applicable).</u> <u>Activity status when compliance with RLZ-R19 (1) not achieved: RDIS</u> ..."
351.16	Harrison Grierson Consultants Limited - Mary McConnell	RLZ - Rural Lifestyle Zone	Built Form Standards	RLZ-BFS5	Support	Support RLZ-BFS5 as it is reflective of the overarching policy framework of the General Rural Zone and the Rural Lifestyle Zone.	Retain RLZ-BFS5 as notified.

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351.17	Harrison Grierson Consultants Limited - Mary McConnell	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O2	Support	Support RURZ-O2 as it prioritises primary production activities and those with a functional need to locate within the rural zone.	Retain RURZ-O2 as notified.
351.18	Harrison Grierson Consultants Limited - Mary McConnell	GRUZ - General Rural Zone	Policies	GRUZ-P2	Amend	Support GRUZ-P2, but it could be strengthened with the inclusion of an additional policy which emphasises the requirement to consider potential effects of reverse sensitivity when assessing applications.	Insert new policy GRUZ-P3:  <u>"Avoid reverse sensitivity effects on lawfully established primary production activities."</u>
351.19	Harrison Grierson Consultants Limited - Mary McConnell	GRUZ - General Rural Zone	Policies	GRUZ-P1	Amend	Support GRUZ-P1 and P2, but they could be strengthened with the inclusion of an additional policy which emphasises the requirement to consider potential effects of reverse sensitivity when assessing applications.	Insert new policy GRUZ-P3:  <u>"Avoid reverse sensitivity effects on lawfully established primary production activities."</u>
352.1	Michael and; Barbara Liddicoat	Planning Maps	General	General	Amend	Oppose the Rural Lifestyle zoning of 21 Velino Place Mandeville, and the San Dona area of Mandeville, and seeks it be rezoned Large Lot Residential Zone.	Rezone San Dona area and 21 Velino Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.
353.1	Gina Louise Manson	KN - Kāinga Nohoanga	General	General	Amend	Opposes to the two sets of rules for Māori and non-Māori in the Special Purpose Zone - Kāinga Nohoanga in the Tuahiwi Reserve 873. Blocks sold legally by descendants should carry over the right to build regardless if owned by Māori or non-Māori, especially if Council sewer and water goes past their block.	Amend to enable any landowner to build a house on their small rural block in Māori Reserve 873.
354.1	Linda Melhuish	Planning Maps	General	General	Oppose	Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ).  Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.  Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.  An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
355.1	Dennis James Powell	Planning Maps	General	General	Amend	Rezone the large sections between Main St. Commercial Rd and Cheapside St., Oxford from Large Lot Residential Zone to General Residential Zone.	Rezone the large sections between Main St. Commercial Rd and Cheapside St., Oxford from Large Lot Residential Zone to General Residential Zone.
356.1	Julia and; Anthony Holcroft	TREE - Rakau hirahira - Notable trees	Schedules	TREE-SCHED1	Amend	Consider protection of two Lombardy Poplar shelter belts at 431 Tuahiwi Road, which have been assessed by an arborist as worthy of protection for their overall health, landscape and amenity values.	Consider protection of the Lombardy Poplar shelter belts at 431 Tuahiwi Road. Information the submitter has regarding Notable Criteria may be of use to achieve this.
357.1	Michael John Baynes	NOISE - Te orooro - Noise	Activity Rules	NOISE-R6	Amend	Amend NOISE-R6 to limit gas gun bird scaring devices per ha and to require placement of the devices a minimum of 400m from the notional boundary of adjoining residences.  The effects on neighbouring properties include sharp, frequent, loud detonations which cause stress for residents and animals, and impact enjoyment of properties. Long-term exposure to noise has been associated with poor health, educational and work outcomes. Bird scarers can commence early (6am), 7 days a week for months in a row and echo against dwellings and barns. Have previously recorded over 2000 events per day. Note potential fire risk.  Use of gas guns is currently self-regulated by the operator, whereas elsewhere are subject to council guidance as to use/location including guidance around shots per hour and separation distances, Best Practice Guidelines/Codes of Practice, and active management plans (especially important in restricted fire seasons) including alternatives such as visual, physical and acoustic deterrents.	Amend NOISE-R6 to include:  - A maximum of 1 device per 4ha, being a space 200m x 200m centred around the device - A minimum of 400m from the notional boundary of adjoining residences  Insert standards for Gas Gun bird scarers: - Max density 1 per 4ha. Minimum 200m between guns - No use within 400m of a residential dwelling - 12 shots per hour, per gun - 7am to 7pm operating period - No use in a restricted fire season
358.1	Jet Boating New Zealand - C/- Hamilton Marine	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Objectives	ASW-O1	Support	Support ASW-O1 including the enabling of recreational jet boating activities on the surface of water.	Retain ASW-O1 as notified.
358.2	Jet Boating New Zealand - C/- Hamilton Marine	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Policies	ASW-P1	Support	Support ASW-P1 including the enabling of recreational jet boating activities on the surface of water in circumstances where there is minimal disturbance to natural, amenity and recreation values.	Retain ASW-P1 as notified.

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358.3	Jet Boating New Zealand - C/- Hamilton Marine	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Activity Rules	ASW-R1	Support	Support ASW-R1 as it permits recreational jet boating (being a use of watercraft) within the Rural, Residential and Open Space and Recreation Zones. No specific comment on proposed restrictions on use of watercraft within Jockey Baker Creek, Te Kohanga Wetlands, Tutaepatu Lagoon and the Ashley/Rakahuri Saltwater Creek Estuary.	Retain ASW-R1 as notified
358.4	Jet Boating New Zealand - C/- Hamilton Marine	NOISE - Te orooro - Noise	Objectives	NOISE-O1	Support	Supports the view that noise does not necessarily have an adverse effect.	Retain NOISE-O1 as notified.
358.5	Jet Boating New Zealand - C/- Hamilton Marine	NOISE - Te orooro - Noise	Policies	NOISE-P2	Support	Supports the view that short term or limited duration noise is acceptable in certain circumstances.	Retain NOISE-P2 as notified.
358.6	Jet Boating New Zealand - C/- Hamilton Marine	NOISE - Te orooro - Noise	Activity Rules	NOISE-R9	Amend	It is noted that the 65 dB LAeq value in NOISE-R9 clause (4), is unable to be practically assessed in respect of recreational jet boating activities as the activity occurs. All noise from recreational jet boating activities is of very short duration and influenced by all manner of external circumstances that act to mitigate potential adverse effects often to a permitted level. Considers that, in these circumstances, it may be reasonable to exempt recreational jet boating activity noise from control under this rule - in the same way that noise from the use of public roads or railways is exempt.	Amend NOISE-R9 to exempt recreational jet boating activity noise from control under this rule.
358.7	Jet Boating New Zealand - C/- Hamilton Marine	NOISE - Te orooro - Noise	Activity Rules	NOISE-R19	Amend	Notes the dB LAeq value limits in NOISE-R19 are unable to be practically assessed in respect of recreational jet boating activities as the activity occurs. All noise from recreational jet boating activities is of very short duration and influenced by all manner of external circumstances that act to mitigate potential adverse effects often to a permitted level, and considers that, in these circumstances, it may be reasonable to exempt recreational jet boating activity noise from control under this rule - in the same way that noise from the use of public roads or railways is exempt.	Amend NOISE-R19 to exempt recreational jet boating activity noise from control under this rule.
358.8	Jet Boating New Zealand - C/- Hamilton Marine	TEMP - Nga mahi taupua - Temporary activities	Objectives	TEMP-O1	Support	Supports enabling of recreational jet boating events - being events and activities promoted by Jet Boating New Zealand.	Retain TEMP-O1 as notified.
358.9	Jet Boating New Zealand - C/- Hamilton Marine	TEMP - Nga mahi taupua - Temporary activities	Policies	TEMP-P1	Support	Supports this policy and considers controls on recreational jet boating events are appropriate.	Retain TEMP-P1 as notified.
358.10	Jet Boating New Zealand - C/- Hamilton Marine	TEMP - Nga mahi taupua - Temporary activities	Activity Rules	TEMP-R9	Support	Supports as considers recreational jet boating events need to be permitted where the activity standards are met and restricted discretionary with matters of discretion when not.	Retain TEMP-R9 as notified.
359.1	DC and; DA Bartram	Planning Maps	General	General	Oppose	<p>Oppose zoning of 93 Siena Place, Mandeville and wider San Dona subdivision as Rural Lifestyle Zone (RLZ), and rezone to Large Lot Residential Zone (LLRZ) with Urban Flood Hazard Overlay the same as the rest of Mandeville.</p> <p>Due to failed olive production, San Dona landowners are challenged with lot sizes from 1.0 to 2.1ha which are too small to be classed as productive rural land, however they are too big for residential use as is a lot of land to maintain.</p> <p>Rezoning would support growth and provide more land options, and provide rates to support upgrades to sewer and stormwater, the sports facility, growth for services to support the community, and transport infrastructure.</p> <p>San Dona's location and land capacity make sense to meet need for infill land. It is located close to facilities and transport and pedestrian infrastructure, and to Christchurch. Existing infrastructure can be utilised, recognising that some upgrades will be required.</p> <p>Rezoning would not affect character, and subdividing to 4-5000m<sup>2</sup> lots would have minimal impact. Existing lot sizes are smaller than 4ha limit for the RLZ. Council should remedy current lot sizes which are result of failed olive project. Subdivision would enable elderly residents to maintain smaller blocks, maintaining a range of age groups, and enable families to provide affordable properties for their children. Secondary dwellings could gain independence from primary dwellings. Would provide more efficient use of space and contribute to housing supply, avoiding urban sprawl. San Dona is indistinguishable from surrounding LLRZ subdivisions and is effectively treated as residential, and meets criteria in LLRZ-O1. Low to no hazard risk. Any transport issues with Tram Road/McHughes Road/Bradleys Road intersection will be mitigated by planned roundabout. (Refer to original submission for full reasons.)</p>	Rezone 93 Siena Place, Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone with Urban Flood Hazard Overlay.
359.2	DC and; DA Bartram	Planning Maps	General	General	Support	Support general principle of two rural zones where the land use is rural.	Not specified.

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360.1	Christchurch City Council - Team Leader City Planning	General	General	General	Support	<p>Generally support the Proposed District Plan. Notes the timing of the District Plan Review brings challenges, particularly due to current planning context including the Resource Management Act reform and the Resource Management Enabling Housing Supply Amendment Bill. The Amendment Bill will have implications for the Proposed District Plan.</p> <p>Other work underway in the sector will have a bearing on the Review, including Greater Christchurch Spatial Plan, Selwyn District Council's District Plan Review, Regional Land Transport Plan 2021-2031, and National Policy Statement on Urban Development.</p> <p>Acknowledge Council's commitment to engaging with its strategic partners, including mana whenua, the other Greater Christchurch councils and central government, to ensure an integrated approach that takes account of the strategic context.</p>	See subsequent submission points.
360.2	Christchurch City Council - Team Leader City Planning	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Support	Support SUB-P6(2)(c). Submitter provided feedback on the Draft Proposed District Plan and the subsequent Proposed District Plan addresses many issues raised, including provision for density of at least 15 households per ha in new Residential Development Areas (or 12 households per ha where there are constraints).	Retain SUB-P6(2)(c) as notified.
360.3	Christchurch City Council - Team Leader City Planning	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Support	Supports wording of SD-O2(2) as it recognises changes likely to occur to existing character with intensification, and reflects direction provided by Policy 6 of National Policy Statement on Urban Development (NPS-UD). Notes development covenants can limit intensification in some areas, and are contrary to wider intensification outcomes sought by NPS-UD. Covenants also limit the development of community (social) housing and affordable housing types. The Greater Christchurch Partnership's Social and Affordable Housing Action Plan (which implements 'Our Space 2018-2048' actions) will address deficits in social housing and Council should consider this.	Not specified.
360.4	Christchurch City Council - Team Leader City Planning	TRAN - Ranga waka - Transport	Objectives	TRAN-O3	Amend	Support TRAN-O3 in part but consider the Proposed District Plan should better recognise the potential downstream effects of increased traffic, particularly commuter traffic, on the wider region's transport system.	Include either a new objective or an amendment to the objective that acknowledges the inter-district flow of traffic and explicitly considers downstream effects of the District's growth on the Christchurch City road network.
360.5	Christchurch City Council - Team Leader City Planning	TRAN - Ranga waka - Transport	Objectives	TRAN-O4	Amend	Support TRAN-O4 in part but consider the Proposed District Plan should better recognise the potential downstream effects of increased traffic, particularly commuter traffic, on the wider region's transport system.	Include either a new objective or an amendment to the objective that acknowledges the inter-district flow of traffic and explicitly considers downstream effects of the District's growth on the Christchurch City road network.
360.6	Christchurch City Council - Team Leader City Planning	TRAN - Ranga waka - Transport	Policies	TRAN-P4	Amend	Reword TRAN-P4 (1) to make its meaning clearer.	<p>Amend TRAN-P4 (1) to read:</p> <p>"1. locate on or establish primary access to the <del>classification of road</del> <u>a road classified</u> within the District Plan road hierarchy <u>as</u> best able to accommodate the level and type of traffic generated."</p>
360.7	Christchurch City Council - Team Leader City Planning	KN - Kainga Nohoanga	SPZ(KN) - Special Purpose Zone - Kainga Nohoanga	General	Support	Supports the inclusion of the new Kāinga Nohoanga Zone in the Proposed District Plan. The zone is largely consistent with the revised provisions for the Christchurch City Council's Papakāinga/Nohoanga zone. The changes will better enable mana whenua use and development of their Māori Reserves land.	Retain Special Purpose Zone Kāinga Nohoanga.
360.8	Christchurch City Council - Team Leader City Planning	Planning Maps	General	General	Support	Supports the extent of (future) Development Areas on the Proposed District Plan planning maps as it aligns with the Greenfield Priority Areas and Future Development Areas on the Canterbury Regional Policy Statement Map A.	Not specified.
360.9	Christchurch City Council - Team Leader City Planning	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Oppose	<p>Opposes UFD-P2 as it potentially allows for new residential development outside of identified Development Areas 'as-of-right'. Such development could be contrary to the Future Development Strategy 'Our Space 2018-2048' and the Canterbury Regional Policy Statement urban growth direction, and inconsistent with SD-O2. While Policy 8 of the National Policy Statement on Urban Development (NPS-UD) refers to local authorities being responsive to proposals that would add significantly to development capacity, even if unanticipated or out-of-sequence, it refers to plan changes rather than providing for such unanticipated development through the policy framework. Plan changes need to be assessed on their merits and for their consistency with both the NPS-UD and the Proposed District Plan.</p> <p>Recommends review of the wording in UFD-P2(2)(a) as the meaning of the term 'concentrates' is not clear.</p>	<p>Requests Council reconsiders provisions that would enable development outside of the current future growth areas for consistency with the current collaborative cross-agency planning framework in place to meet the reasonably foreseeable needs of land for future urban development in Greater Christchurch.</p> <p>Recommends review of the wording in UFD-P2(2)(a) as the meaning of the term 'concentrates' is not clear.</p>

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360.10	Christchurch City Council - Team Leader City Planning	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Amend	<p>UFD-P5 and UFD-P8 provide for extensions to as well as new industrial areas, however, it is not clear if or how UFD-P8 is linked to UFD-P5.</p> <p>While the Future Development Strategy provides a long-term strategic direction for urban growth in Greater Christchurch, which the district plan has to have regard to, the Canterbury Regional Policy Statement (CRPS) is the higher order document that needs to be given effect to.</p> <p>There is no reference to the directions of CRPS Objectives 6.2.6 and 6.2.2, and Policies 6.3.1, 6.3.11 and 6.3.12, or the requirement to direct industrial activities to the identified greenfield priority areas for business within the Projected Infrastructure Boundary (PIB).</p> <p>The Waimakariri District Development Strategy referred to in UFD-P5 indicates potential long-term business growth areas that go beyond the Existing Urban Area and PIB shown on the CRPS Map A, and on Figure 16 of the FDS.</p>	Amend UFD-P5 to resolve issues identified.
360.11	Christchurch City Council - Team Leader City Planning	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Amend	<p>UFD-P5 and UFD-P8 provide for extensions to as well as new industrial areas, however, it is not clear if or how UFD-P8 is linked to UFD-P5.</p> <p>There is no reference to the directions of Canterbury Regional Policy Statement (CRPS) Objectives 6.2.6 and 6.2.2, and Policies 6.3.1, 6.3.11 and 6.3.12, or the requirement to direct industrial activities to the identified greenfield priority areas for business within the Projected Infrastructure Boundary.</p> <p>It is unclear in UFD-P8(2) whether the "development in greenfield areas" is referring to locations identified in the CRPS Map A and zoned Development Area on the Planning Map. There is potential for requests to rezone to industrial parts of Development Area meant to provide for residential growth, even if there is capacity within existing industrial zones.</p>	Amend UFD-P8 to resolve the issues identified.
360.12	Christchurch City Council - Team Leader City Planning	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P7	Amend	<p>UFD-P7(4) refers to "any development capacity shortfall as identified in the Future Development Strategy or Waimakariri District Development Strategy (WDDS)". The recent update to Map A of the Canterbury Regional Policy Statement (CRPS) identifies extended future growth areas and UFD-P7 needs to give effect to this. This would mean constraining future additions to commercial zoning to the Development Areas identified on the Planning Map (as per CRPS Map A). The WDDS indicates potential long-term business growth areas that go beyond the CRPS Existing Urban Area, Greenfield Priority Areas – Business, Future Development Area, and the Projected Infrastructure Boundary. It should not be used as an indicator of potential commercial zoning extension areas.</p>	Requests Council reconsiders provisions that would enable development outside of the current future growth areas for consistency with the current collaborative cross-agency planning framework in place to meet the reasonably foreseeable needs of land for future urban development in Greater Christchurch.
360.13	Christchurch City Council - Team Leader City Planning	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O2	Support	<p>Support provisions that require commercial activities in the District to support and maintain the hierarchy of the district's commercial centres, as well as the existing commercial centre within Belfast/Northwood in the Christchurch District.</p>	Not specified.
360.14	Christchurch City Council - Team Leader City Planning	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P1	Support	<p>Support provisions that require commercial activities in the District to support and maintain the hierarchy of the district's commercial centres, as well as the existing commercial centre within Belfast/Northwood in the Christchurch District.</p>	Not specified.
360.15	Christchurch City Council - Team Leader City Planning	NFL - Ahuatanga o te whenua - Natural features and landscapes	Appendix	NFL-APP1	Support	<p>Support provisions relating to the Waimakariri River and its margins, being one of the best examples of braided rivers and associated indigenous flora and fauna habitats.</p> <p>Support identification of Waimakariri River as an Outstanding Natural Feature and notes that rules for this and as a Scheduled Natural Character Freshwater Body align with the Christchurch City Council's treatment of the river in the Christchurch District Plan.</p> <p>These provisions will provide the same level of protection for the river should it have been listed as a Significant Natural Area.</p>	Continuing to work with Waimakariri District Council on matters relating to the Waimakariri River to ensure its ongoing protection.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
360.16	Christchurch City Council - Team Leader City Planning	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Schedules	NATC-SCHED1	Support	<p>Support provisions relating to the Waimakariri River and its margins, being one of the best examples of braided rivers and associated indigenous flora and fauna habitats. Note the Waimakariri River is included in NATC-SCHED1.</p> <p>Support identification of Waimakariri River as an Outstanding Natural Feature and notes that rules for this and as a Scheduled Natural Character Freshwater Body align with the Christchurch City Council's treatment of the river in the Christchurch District Plan.</p> <p>These provisions will provide the same level of protection for the river should it have been listed as a Significant Natural Area.</p>	Continuing to work with Waimakariri District Council on matters relating to the Waimakariri River to ensure its ongoing protection.
360.17	Christchurch City Council - Team Leader City Planning	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Schedules	SASM-SCHED1	Support	<p>Support provisions relating to the Waimakariri River and its margins, being one of the best examples of braided rivers and associated indigenous flora and fauna habitats. Note the Waimakariri River is included in SASM-SCHED1.</p> <p>Support identification of Waimakariri River as an Outstanding Natural Feature and notes that rules for this and as a Scheduled Natural Character Freshwater Body align with the Christchurch City Council's treatment of the river in the Christchurch District Plan.</p> <p>These provisions will provide the same level of protection for the river should it have been listed as a Significant Natural Area.</p>	Continuing to work with the Waimakariri District Council on matters relating to the Waimakariri River to ensure its ongoing protection.
360.18	Christchurch City Council - Team Leader City Planning	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED2	Support	<p>Support provisions relating to the Waimakariri River and its margins, being one of the best examples of braided rivers and associated indigenous flora and fauna habitats. Notes ECO-SCHED2 applies to Waimakariri River.</p> <p>Support identification of Waimakariri River as an Outstanding Natural Feature and notes that rules for this and as a Scheduled Natural Character Freshwater Body align with the Christchurch City Council's treatment of the river in the Christchurch District Plan.</p> <p>These provisions will provide the same level of protection for the river should it have been listed as a Significant Natural Area.</p>	Continued collaboration on matters relating to the Waimakariri River to ensure its ongoing protection.
360.19	Christchurch City Council - Team Leader City Planning	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED3	Support	<p>Support provisions relating to the Waimakariri River and its margins, being one of the best examples of braided rivers and associated indigenous flora and fauna habitats. Notes the Waimakariri River is included in ECO-SCHED3.</p> <p>Support identification of Waimakariri River as an Outstanding Natural Feature and notes that rules for this and as a Scheduled Natural Character Freshwater Body align with the Christchurch City Council's treatment of the river in the Christchurch District Plan.</p> <p>These provisions will provide the same level of protection for the river should it have been listed as a Significant Natural Area.</p>	Continued collaboration on matters relating to the Waimakariri River to ensure its ongoing protection.
360.20	Christchurch City Council - Team Leader City Planning	RURZ - General Objectives and Policies for all Rural Zones	General	General	Amend	<p>Concerned Proposed District Plan does not sufficiently recognise significance of highly productive land or provide direction on how rural lifestyle activities recognise that significance. There is no strategic direction or policy to protect highly productive land in the case of a plan change proposal to rezone rural land to Large Lot Residential Zone. Smaller scale and modified nature of lifestyle blocks may not lead to most productive use of highly versatile soils.</p> <p>'Primary production' includes forestry, quarrying, or rural industry which may not represent the most appropriate way of managing highly productive land.</p> <p>Make reference to highly productive land and/or versatile soils more explicit, and review list of permitted activities to make the best use of land and protect highly productive characteristics.</p>	Amend General Objectives and Policies for all Rural Zones, Rural Lifestyle Zone, and Large Lot Residential Zone objectives, policies and rules to protect the highly productive land/versatile soils from fragmentation and unsuitable 'primary production' activities such as forestry or quarrying.
360.21	Christchurch City Council - Team Leader City Planning	RLZ - Rural Lifestyle Zone	General	General	Amend	<p>Concerned Proposed District Plan does not sufficiently recognise significance of highly productive land or provide direction on how rural lifestyle activities recognise that significance. There is no strategic direction or policy to protect highly productive land in the case of a plan change proposal to rezone rural land to Large Lot Residential Zone. Smaller scale and modified nature of lifestyle blocks may not lead to most productive use of highly versatile soils.</p> <p>'Primary production' includes forestry, quarrying, or rural industry which may not represent the most appropriate way of managing highly productive land.</p> <p>Make reference to highly productive land and/or versatile soils more explicit, and review list of permitted activities to make the best use of land and protect highly productive characteristics.</p>	Amend General Objectives and Policies for all Rural Zones, Rural Lifestyle Zone, and Large Lot Residential Zone objectives, policies and rules to protect the highly productive land/versatile soils from fragmentation and unsuitable 'primary production' activities such as forestry or quarrying.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
360.22	Christchurch City Council - Team Leader City Planning	LLRZ - Large Lot Residential Zone	General	General	Amend	<p>Concerned Proposed District Plan does not sufficiently recognise significance of highly productive land or provide direction on how rural lifestyle activities recognise that significance, for e.g. Large Lot Residential Zone (LLRZ). There is no strategic direction or policy to protect highly productive land in the case of a plan change proposal to rezone rural land to LLRZ. Smaller scale and modified nature of lifestyle blocks may not lead to most productive use of highly versatile soils.</p> <p>'Primary production' includes forestry, quarrying, or rural industry which may not represent the most appropriate way of managing highly productive land.</p> <p>Make reference to highly productive land and/or versatile soils more explicit, and review list of permitted activities to make the best use of land and protect highly productive characteristics.</p>	Amend General Objectives and Policies for all Rural Zones, Rural Lifestyle Zone and Large Lot Residential Zone objectives, policies and rules to protect the highly productive land/versatile soils from fragmentation and unsuitable 'primary production' activities such as forestry or quarrying.
361.1	Duncan John Lundy	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Oppose	Opposes minimum subdivision standard of 20ha in the Rural Zone as it is a wasteful use of land and undermines the value of peoples' assets.	To overturn the proposed shift from 4ha to 20ha minimum.
362.1	North Canterbury Fish and Game Council - Lyndon Slater	General	General	General	Support	Support the development of a District Plan that provides clear direction, reporting, monitoring and enforcement to protect the regions' diverse and sensitive indigenous biodiversity, and the water quality and fisheries impacted by biodiversity management.	Not specified.
362.2	North Canterbury Fish and Game Council - Lyndon Slater	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Support	<p>Support ECO-P4 however seeks amendment to 'improved pasture' approach.</p> <p>Replace 'improved pasture' with a mapped 'converted pasture' approach. Converted pasture should be identified as grassland that has been converted to intensive pasture by cultivation and/or irrigation.</p> <p>Seek that all converted pasture be mapped within the Lower Plains and High Plains. This would be achievable via aerial imagery and would remove ambiguity and provide a mechanism for public review.</p> <p>Indigenous vegetation clearance should become permitted activity within this 'converted area'.</p> <p>Indigenous vegetation clearance outside of these converted pasture areas in the hill and high country and major rivers should be a discretionary activity. This would enable a qualified ecological assessment and biodiversity values accurately established for the applicable area.</p>	<p>Retain ECO-P4 as notified, subject to requested amendments to 'improved pasture' approach below.</p> <p>Replace 'improved pasture' with a mapped 'converted pasture' approach.</p> <p>Define 'converted pasture' as grassland that has been converted to intensive pasture by cultivation and/or irrigation.</p> <p>Map all converted pasture within the Lower Plains and High Plains.</p> <p>Amend to make indigenous vegetation clearance a permitted activity within this 'converted area'.</p> <p>Amend to make indigenous vegetation clearance outside of these converted pasture areas in the hill and high country and major rivers a discretionary activity requiring a qualified ecological assessment and biodiversity values to be accurately established for the applicable area.</p>
362.3	North Canterbury Fish and Game Council - Lyndon Slater	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P1	Support	Support NFL-P1 inclusion of the Waimakariri, Ashley/Rakahuri and Saltwater Creek as Outstanding Natural Features and Ashley River as a Significant Amenity Landscape.	Support NFL-P1 inclusion of the Waimakariri, Ashley/Rakahuri and Saltwater Creek as Outstanding Natural Features and Ashley River as a Significant Amenity Landscape.
362.4	North Canterbury Fish and Game Council - Lyndon Slater	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Amend	ECO-P4(2)(b) is ambiguous and does not support further indigenous vegetation clearance contrary to the purpose and intent of the Outstanding Natural Landscape.	Delete or amend ECO-P4(2)(b) as no further indigenous vegetation within an Outstanding Natural Landscape should be cleared.
362.5	North Canterbury Fish and Game Council - Lyndon Slater	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Oppose	Lees Valley should be included in NFL-P3 as an Outstanding Natural Landscape until the full Significant Natural Area mapping process is completed.	Amend NFL-P3 to include Lees Valley as an Outstanding Natural Landscape until the full Significant Natural Area mapping process is completed.
362.6	North Canterbury Fish and Game Council - Lyndon Slater	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Oppose	Oppose the option provided to landowners to choose not to have Significant Natural Areas (SNAs) mapped and scheduled. The SNA mapping process should be mandatory with any indigenous vegetation clearance requiring resource consent and/or assessment for SNA status.	Amend to make mapped Significant Natural Areas mandatory prior to consideration of any indigenous vegetation clearance.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
362.7	North Canterbury Fish and Game Council - Lyndon Slater	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Amend	Considers Outstanding Natural Landscapes at threat of vegetation clearance and pastoral intensification should include rules specifically relating to and limiting indigenous vegetation clearance.	Amend NFL-P3 to include rules to limit indigenous vegetation clearance in Outstanding Natural Landscapes at threat of vegetation clearance and pastoral intensification.
362.8	North Canterbury Fish and Game Council - Lyndon Slater	NFL - Ahuatanga o te whenua - Natural features and landscapes	General	General	Amend	Concerned the Proposed District Plan does not provide for the protection of Outstanding Natural Landscapes (ONLs), and associated biodiversity from inappropriate use and development, therefore it is not giving effect to the Canterbury Regional Policy Statement and section 6(b) of the Resource Management Act 1991.  Believe pastoral intensification and agricultural conversion, and vegetation clearance in ONLs are at the biggest risk of reduced landscape values.	Request rules be included in the Natural Features and Landscape Chapter that restrict vegetation clearance in Outstanding Natural Landscapes (ONLs). This should be tied in with the mapping of 'converted pasture' described elsewhere in this submission, wherein all vegetation clearance outside of mapped 'converted pasture' areas in the ONLs trigger the need for a discretionary resource consent, so that landscape values can be properly considered.
362.9	North Canterbury Fish and Game Council - Lyndon Slater	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	General	General	Amend	Seek mandatory scheduling of Significant Natural Areas (SNAs).  The Draft National Policy Statement on Indigenous Biodiversity sets a clear pathway for the identification and scheduling of SNAs. This includes a hierarchy of asking the landowner/leasee permission to identify SNAs on their property/ lease, followed by the use of aerial/satellite imagery, and using powers under the Resource Management Act 1991 to visit the property and identify sites of significance. These identified SNAs must be scheduled in district plans.	Insert new policy which sets out the means for identifying, and the mandatory scheduling of, Significant Natural Areas.
362.10	North Canterbury Fish and Game Council - Lyndon Slater	Definitions	Definitions	Definition of improved pasture	Amend	Replace 'improved pasture' with a mapped 'converted pasture' approach. Converted pasture should be identified as grassland that has been converted to intensive pasture by cultivation and/or irrigation.  Seek that all converted pasture be mapped within the Lower Plains and High Plains. This would be achievable via aerial imagery and would remove ambiguity and provide a mechanism for public review.  Indigenous vegetation clearance should become permitted activity within this 'converted area'.  Indigenous vegetation clearance outside of these converted pasture areas in the hill and high country and major rivers should be a discretionary activity. This would enable a qualified ecological assessment and biodiversity values accurately established for the applicable area.	Replace 'improved pasture' with a mapped 'converted pasture' approach.  Define 'converted pasture' as grassland that has been converted to intensive pasture by cultivation and/or irrigation.  Map all converted pasture within the Lower Plains and High Plains.  Amend to make indigenous vegetation clearance a permitted activity within this 'converted area'.  Amend to make indigenous vegetation clearance outside of these converted pasture areas in the hill and high country and major rivers a discretionary activity requiring a qualified ecological assessment and biodiversity values to be accurately established for the applicable area.
362.11	North Canterbury Fish and Game Council - Lyndon Slater	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Amend	Support ECO-R2 however seeks amendments to 'improved pasture' approach.  Replace 'improved pasture' with a mapped 'converted pasture' approach. Converted pasture should be identified as grassland that has been converted to intensive pasture by cultivation and/or irrigation.  Seek that all converted pasture be mapped within the Lower Plains and High Plains areas. This would be achievable via aerial imagery and would remove ambiguity and provide a mechanism for public review.  Indigenous vegetation clearance should become a permitted activity within this 'converted area'.  Indigenous vegetation clearance outside of these converted pasture areas in the hill and high country and major rivers should be a discretionary activity. This would require a qualified ecological assessment, and biodiversity values accurately established for the applicable area.	Retain ECO-R2 as notified, subject to amendments relating to 'improved pasture'.  Replace 'improved pasture' with a mapped 'converted pasture' approach.  Define 'converted pasture' as grassland that has been converted to intensive pasture by cultivation and/or irrigation.  Map all converted pasture within the Lower Plains and High Plains.  Amend to make indigenous vegetation clearance a permitted activity within this 'converted area'.  Amend to make indigenous vegetation clearance outside of these converted pasture areas in the hill and high country and major rivers a discretionary activity requiring a qualified ecological assessment and biodiversity values to be accurately established for the applicable area.
363.1	Boyd Chamberlain	Planning Maps	General	General	Oppose	Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ).  Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.  Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.  An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.	Rezone 464 and 474 Mandeville Road to Local Centre Zone.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
364.1	Philip Davison	General	General	General	Amend	<p>Suggests alterations to the Proposed District Plan must consider the proposed changes in the Resource Management Act 1991 and the effects of climate change.</p> <p>Taggarts proposed quarry in the middle of Rangiora Racecourse exposed shortcomings in the District Plan and resource consent process. The public outcry over the proposed quarry was concerned with the effects on health and wellbeing of the nearby residential communities, as well as the pollution to fresh water supplies and heavy truck movements.</p> <p>Seek the District Plan is amended to prevent quarries from operating close to residential areas recommending a distance of 10km from residential areas, and areas should be designated to allow quarries to operate under strict conditions to meet shingle requirements.</p> <p>Suggests excavating shingle out of the Ashley River which would provide a local shingle supply close to an operational railway line and support with flood mitigation.</p>	<p>Amend the District Plan to prevent quarries from operating close to residential areas, recommends 10kms from residential areas in future.</p> <p>Designate areas to allow quarries to operate under strict conditions to meet local shingle requirements.</p>
364.2	Philip Davison	Planning Maps	General	General	Amend	<p>Suggests alterations to the Proposed District Plan must consider the proposed changes in the Resource Management Act 1991 and the effects of climate change.</p> <p>Taggarts proposed quarry in the middle of Rangiora Racecourse exposed shortcomings in the District Plan and resource consent process. The public outcry over the proposed quarry was concerned with the effects on health and wellbeing of the nearby residential communities, as well as the pollution to fresh water supplies and heavy truck movements.</p> <p>Seek the District Plan is amended to prevent quarries from operating close to residential areas recommending a distance of 10km from residential areas, and areas should be designated to allow quarries to operate under strict conditions to meet shingle requirements.</p> <p>Suggests excavating shingle out of the Ashley River which would provide a local shingle supply close to an operational railway line and support with flood mitigation.</p>	<p>Rezone the Rangiora Racecourse as a recreational area to preserve chance of exploitation. Suggest planting a native forest on the bare land in conjunction with a building centre designed to educate and involve all citizens in the area on environmental matters, and the Racecourse could still operate with such a development.</p>
364.3	Philip Davison	General	General	General	Support	<p>Support the the Government's 3 Waters Reforms and recommend Councils are amalgamated to cut the present number of 67. These actions would support a more equitable and science based management approach to the nation's water supplies under threat from climate change, standardise the resource consent process and environmental measures to prevent varying decisions that have led to excessive use of artificial fertilisers and pollution in drinking water and rivers and lakes and reduce costs.</p>	<p>Councils should be amalgamated to cut the present number of 67 and the 3-Water entities being proposed should be instituted.</p>
365.1	Patrick Thomas Campbell and Elvere Nina Mooney	Planning Maps	General	General	Amend	<p>Rezone 6 York Street Oxford from Large Lot Residential (LLRZ) to General Residential. The Proposed District Plan (PDP) is not clear as to lot boundaries and appears to follow Rating Units and not Land Transfer Record of Title boundaries.</p> <p>6 York Street appears on the PDP as a large lot with the appearance of LLRZ, however it is actually two separate legal titles being 6 York Street with a residential house, and 34 Commercial Road which comprises two lots - one on either side of the road.</p>	<p>Rezone 6 York Street Oxford and Lot 1 from 34 Commercial Road, and all properties in the triangle between Commercial Road and Cheapside Street, and including Bath Street, York Street, Perth Street and Cheapside Street, from Large Lot Residential Zone to General Residential Zone.</p>
366.1	Patrick Thomas Campbell and Elvere Nina Mooney	Planning Maps	General	General	Amend	<p>Rezone 15 Perth Street, Oxford and all properties in the triangle between Commercial Road and Cheapside Street, including Bath Street, York Street, Perth Street and Cheapside Street, from Large Lot Residential Zone to General Residential Zone (GRZ).</p> <p>This is an old residential area which is more akin to GRZ, all lots are serviced, and within walking distance of amenities, and rezoning would allow subdivision for new housing.</p>	<p>Rezone 15 Perth Street, Oxford and all properties in the triangle between Commercial Road and Cheapside Street, including Bath Street, York Street, Perth Street and Cheapside Street, from Large Lot Residential Zone to General Residential Zone.</p>
367.1	Waimakariri District Council - Jim Harland	Planning Maps	General	General	Oppose	<p>The wrong colour and zoning was applied to areas that were originally agreed as General Residential Zone on the north side of the Kaiapoi River. The plans in Attachment 1 show originally agreed layout.</p>	<p>Amend planning maps to correct Medium Density Residential Zone and General Residential Zone boundaries for Kaiapoi as per Attachment 1 of the full submission.</p>
367.2	Waimakariri District Council - Jim Harland	GRUZ - General Rural Zone	Activity Rules	GRUZ-R41	Oppose	<p>Oppose as GRUZ-R41 would be redundant, provided GRUZ-R3 and GRUZ-R4 are made operative. GRUZ-R3 and GRUZ-R4 are the permitted activity versions of GRUZ-R41 and GRUZ-R42 and would achieve same outcome including legacy provisions for density of development in the Proposed General Rural Zone. GRUZ-R41 was drafted for the purpose of seeking an immediate legal order and only required during the transitional District Plan period. Therefore, deleting GRUZ-R41 would avoid confusion for plan users.</p>	<p>Delete GRUZ R41.</p>
367.3	Waimakariri District Council - Jim Harland	GRUZ - General Rural Zone	Activity Rules	GRUZ-R42	Oppose	<p>Delete GRUZ-R42, provided rules GRUZ-R3 and GRUZ-R4 remain from the Proposed District Plan. GRUZ-R3 and GRUZ-R4 are the permitted activity versions of GRUZ-R41 and GRUZ-R42 which were drafted for the purpose of seeking an immediate legal effect order and are only required during the transitional District Plan period. Once GRUZ-R4 is made operative, GRUZ-R42 is redundant as they result in the same outcome including legacy provisions for density of development in the Proposed General Rural Zone. Deleting GRUZ-R42 avoids confusion for users.</p>	<p>Delete GRUZ-R42.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
367.4	Waimakariri District Council - Jim Harland	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Oppose	Delete SUB-R10 as this rule was drafted for the purpose of immediate legal effect and is redundant once the remainder of that chapter is deemed to be operative. This will avoid confusion for users as the minimum allotment area for the General Rural Zone is stipulated in Table SUB-1.	Delete SUB-R10.
367.5	Waimakariri District Council - Jim Harland	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Oppose	Delete GRUZ-R41, provided Rule GRUZ-R3 remains from the Proposed District Plan. GRUZ-R3 is the permitted activity version of GRUZ-R41 which was drafted for the purpose of seeking an immediate legal effect order and is only required during the transitional District Plan period. Once GRUZ-R3 is made operative, GRUZ-R41 is redundant as they result in the same outcome including legacy provisions for density of development in the Proposed General Rural Zone. Deleting GRUZ-R41 avoids confusion for users.	Retain GRUZ-R3, together with 20ha minimum allotment area in Table SUB-1 for the General Rural Zone.
367.6	Waimakariri District Council - Jim Harland	GRUZ - General Rural Zone	Activity Rules	GRUZ-R4	Oppose	Delete GRUZ-R42, provided Rule GRUZ-R4 remains from the Proposed District Plan. GRUZ-R4 is the permitted activity version of GRUZ-R42 which were drafted for the purpose of seeking an immediate legal effect order and is only required during the transitional District Plan period. Once GRUZ-R4 is made operative, GRUZ-R42 is redundant as they result in the same outcome including legacy provisions for density of development in the Proposed General Rural Zone. Deleting GRUZ-R42 avoids confusion for users.	Retain GRUZ-R4, together with 20ha minimum allotment area in Table SUB-1 for the General Rural Zone.
367.7	Waimakariri District Council - Jim Harland	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Oppose	Delete SUB-R10 as this rule was drafted for the purpose of immediate legal effect and is redundant once the remainder of that chapter is deemed to be operative. This will avoid confusion for users as the minimum allotment area for the General Rural Zone is stipulated in Table SUB-1.	Retain GRUZ-R3 and GRUZ-R4, together with 20ha minimum allotment area in Table SUB-1 for the General Rural Zone.
367.8	Waimakariri District Council - Jim Harland	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R11	Oppose	Delete SUB-R10 as this rule was drafted for the purpose of immediate legal effect and is redundant once the remainder of that chapter is deemed to be operative. This will avoid confusion for users as the minimum allotment area for the General Rural Zone is stipulated in Table SUB-1.	Delete SUB-R10 and renumber SUB-R11 to SUB-R10.
367.9	Waimakariri District Council - Jim Harland	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Oppose	Amend SUB-P6 to include additional words to clarify that the policy applies to general Residential Zone overlays.	Amend SUB-P6:  "Ensure that any additional new Residential Development Areas, new Large Lot Residential Zones, <u>new General Residential Zones</u> , new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall: ... "
367.10	Waimakariri District Council - Jim Harland	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS5	Oppose	Amend GRZ-BFS5 (1) to provide for accessways as well as roads, as this is an unintended omission, and is necessary as subsection (f) refers to accessways.	Amend GRZ-BFS5 (1):  "Any building or structure other than a garage shall be set back a minimum of 2m from any road <u>or accessway</u> boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: ..."
367.11	Waimakariri District Council - Jim Harland	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS5	Oppose	Amend MRZ-BFS5 (1) to provide for accessways as well as roads, as this is an unintended omission, and is necessary as subsection (f) refers to accessways.	Amend MRZ-BFS5(1):  "Any building or structure other than a garage shall be set back a minimum of 2m from any road <u>or accessway</u> boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: ..."
367.12	Waimakariri District Council - Jim Harland	SER - South East Rangiora	Appendix	Rangiora South East Outline Development Plan - Land Use	Oppose	Amend the appendix for Development Areas South East Rangiora (Appendix DEV-SER-APP1 Land Use Plan) as the reference to 12 households per ha is inconsistent with other development areas and does not align with RESZ-P14 development density rule.	Amend Appendix DEV-SER-APP1 Land Use Plan:  " <u>.. Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.</u> "
367.13	Waimakariri District Council - Jim Harland	K - Kaiapoi	Appendix	Appendix	Oppose	Amend the appendix for Development Areas Kaiapoi (Appendix DEV-K-APP1) as the reference to 12 households per ha is inconsistent with other development areas and doesn't align with RESZ-P14 development density rule.	Amend Appendix DEV-K-APP1:  " <u>.. Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case no less than 12 households per ha shall be achieved.</u> "
367.14	Waimakariri District Council - Jim Harland	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R1	Oppose	Amend SUB-R1 to ensure that the boundary adjustment does not create a substandard sized allotment or increase the level of any noncompliance with SUB-S1, and to ensure no additional allotment is created.	Amend SUB-R1: "... Where: <u>1. no additional allotment is created, and</u> <u>2. SUB-S2 to SUB-S18 (gavel symbol) are met, and</u> <u>3. the boundary adjustment does not increase the degree of non-compliance, or lead to an allotment that does not comply with the minimum allotment size specified in SUB-S1.</u> "

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
367.15	Waimakariri District Council - Jim Harland	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	General	Oppose	Amend the Energy and Infrastructure Chapter to provide for large scale solar farming as this may not specifically be covered.	<p>Insert new Rule EI-R44 to provide for large scale solar electricity generation as a Restricted Discretionary Activity:</p> <p><u>"EI-R44 Large scale solar electricity generation</u>  <u>Activity status: RDIS</u>  <u>Where:</u>  <u>1. the activity involves the installation, maintenance, upgrading or removal of solar cell(s) other than for small scale or community scale renewable electricity generation provided for in EI-R40.</u></p> <p><u>Matters of discretion are restricted to:</u>  <u>EI-MD1 - Historic heritage, cultural values and the natural environment</u>  <u>EI-MD2 – Amenity values, location and design</u>  <u>EI-MD3 – Operational considerations</u>  <u>EI-MD4 Health and Safety</u>  <u>EI-MD5 – Electricity generation"</u></p>
367.16	Waimakariri District Council - Jim Harland	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Communication facilities	EI-R29	Oppose	Amend EI-R29 (2) and (4)(d) by deleting these provisions as they are overly restrictive for amateur radio operators requiring more than one pole or dish antenna per site. This allows for people who use an array of aerials for radio telescope setups. This will enable a setup to operate more effectively at lower heights.	<p>Delete from Rule EI-R29:</p> <p>"...  2. <del>There shall be a maximum of one pole per site;</del>  ...  4 d. <del>a maximum of one dish antenna per site..</del>"</p> <p>Insert in Rule EI-R29:</p> <p>"...  4(b) be pivoted less than 4m above the ground <u>and;</u>  4(c) in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga), or Special Purpose Zone (Pines Beach and Kairaki Regeneration), shall comply with building height in relation to boundary and boundary setbacks for the zone or adjoining zone; <u>and,</u>"</p>
367.17	Waimakariri District Council - Jim Harland	EWD - East Woodend	Appendix	DEV-EWD-APP1	Oppose	Amend East Woodend Outline Development Plan to correct map details.	<p>Amend the East Woodend Outline Development Plan (ODP) map layer on the Planning Map, and the map in DEV-EWD-APP1 - East Woodend ODP:</p> <p>a. Amend Eders Road from Collector Road to Local Road.  b. Align intersection of Local Road that runs north to south (from Gladstone Road to Parsonage Road) through Eders Road in order to improve intersection safety.  c. Widen section of Eders Road that runs north to south located on the east of the ODP so it extends towards the west to become a width of 18m as per Local Road classification.  d. Expand 'Outline Development Plan Area' layer outwards to encompass all roads affected by East Woodend ODP.</p> <p>Amend first bullet point of second paragraph in Introduction of EWD – East Woodend in Part 3 (Existing Development Areas) as follows:  "a <del>collector</del> <u>local</u> road linking Woodend Beach Road with Petries Road;"</p>
367.18	Waimakariri District Council - Jim Harland	Planning Maps	General	General	Oppose	Amendment to the Planning Map Road Hierarchy is required for local and collector roads to update and better reflect the function of, and traffic volume on, the specified roads.	<p>Amend the Planning Map to change the following road locations from Local Road to Collector Road:</p> <p>a. Pegasus Main Street from Pegasus to Lakeside Drive.  b. Te Kohanga Drive from Pegasus Main Street to Tiritiri Moana Drive.  c. Infinity Drive from Pegasus Boulevard to Lakeside Drive.  d. Blackett Street west of King Street.  e. Lehman's Road and River Road from Future Road to West Belt  f. Todds Road (all).  g. Silverstream Boulevard from Island Road to Sneyd Street.  h. Adderley Terrace from Sneyd Street to Fuller Street.</p> <p>Amend the Planning Map to change the following road locations from Collector Road to Local Road:  a. Beatties Road (all).  b. Huntington Drive north of Salisbury.  c. Sandown Boulevard (all).  d. Belmont Avenue (all).  e. Eders Road (all).  f. Petries Road south of Gladstone Road to Copper Beach Road Road.  g. Copper Beach Road from Petries Road to Woodend Beach Road, Island Road from Cosgrove Road to Silverstream Boulevard.</p> <p>Amend to show all of Bob Robertson Drive as Collector Road.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
367.19	Waimakariri District Council - Jim Harland	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Oppose	Amend UFD-P6 to include West Rangiora as a new Development Area.	Amend UFD-P6:  "The release of land within the identified new development areas of Kaiapoi, <u>West Rangiora</u> , North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines."
367.20	Waimakariri District Council - Jim Harland	Planning Maps	General	General	Oppose	Rezone 261 Giles Road (Lot 1 DP482329) from Rural Lifestyle Zone to General Residential Zone. This is to better reflect the current Residential 7 zoning of the property in the Operative Plan. The property was missed off the final map due to a GIS error.	Rezone the property at 261 Giles Road (Lot 1 DP 482329) from Rural Lifestyle Zone to General Residential Zone.
367.21	Waimakariri District Council - Jim Harland	PEG - Pegasus	General	General	Oppose	Keep most of the Pegasus Township Development Area Chapter but delete those rules that no longer apply. The provisions in relation to finished ground levels, earthworks and height in relation to boundary should be kept as they are still applicable to the present Pegasus township. These provisions are sufficiently detailed as they do not require the Outline Development Plan (ODP) to be operative.  Those provisions that relate to the Special Purpose Zone (DEV-PEG-R1), Conservation protection (DEV-PEG-R2), Western Ridge Conservation Area (DEV-PEG-R3), Pegasus Development Area ODP (DEV-PEG-R7) and the appendix (DEV-PEG-APR1) can be deleted.	Delete the following provisions from the PEG - Pegasus Township Development Area Chapter:  <del>DEV-PEG-R1 Special Purpose area</del> <del>DEV-PEG-R2 Conservation protection</del> <del>DEV-PEG-R3 Western Ridge Conservation Area</del> <del>DEV-PEG-R7 Pegasus Development Area Outline Development Plan</del> <del>Appendix DEV-PEG-APP1 Pegasus ODP (including the ODP)</del>
367.22	Waimakariri District Council - Jim Harland	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R1	Oppose	Amend HH-R1 to delete the requirement for the design and/or supervision of a heritage professional or architect suitably qualified in heritage maintenance or repair, when undertaking painting of any historic heritage item.  Any assessment of paint colour needs to consider the definition of 'maintenance and repair' within the Proposed District Plan, requiring that painting retains the finishes and characteristics of the heritage building.	Amend HH-R1: "... 4. <u>any</u> activity <u>other than painting</u> is undertaken in accordance with the design and/or supervision of a heritage professional or architect suitably qualified in heritage maintenance or repair."
367.23	Waimakariri District Council - Jim Harland	Planning Maps	General	General	Oppose	Amend planning map and APP1 for Numbers 2 and 3 Chichester Street to be the same.	APP1 – change alternative zone for Numbers 2 and 3 Chichester Street from Settlement Zone to General Residential Zone  Change planning map for No 2 Chichester Street from SPZ(PBKR) to NOSZ.
367.24	Waimakariri District Council - Jim Harland	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R45	Oppose	Delete maximum distance requirement from EI-R45(1)(b)(iii)(b) so that rural subdivision is not limited to 1km for connection, as some large rural subdivisions are more than 1km from reticulation, and connection to reticulated services would benefit future owners. Operative District Plan limits this to 250m for up to four dwellings and is not dependent upon the size of the subdivision.	Amend EI-R45(1)(b)(iii)(b): "... the water reticulation network already exists adjacent to the site boundary, or if the amount of new pipework to be installed to provide a connection to the site boundary by extending the supply from the existing network is less than or equal to 250m of new pipework per new building <del>(up to a maximum of 1km);</del> "
367.25	Waimakariri District Council - Jim Harland	Definitions	Definitions	Definition of all weather standard	Oppose	Amend the definition of 'all weather standard' in relation to access requirements needing to provide access in weather conditions that include a 2 % annual exceedance probability event (for flooding).	Amend the definition of 'all weather standard':  "means a sealed or unsealed surface comprising screened and graded aggregate mechanically compacted with a gradient that enables stormwater runoff and is usable by motor vehicles under all weather conditions <u>including a 2% AEP (1:50) flood event</u> ."
367.26	Waimakariri District Council - Jim Harland	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS8	Oppose	Amend fencing requirements in MRZ-BFS8 to provide greater traffic, pedestrian and cyclist safety. Revise figures to include a maximum length of non-permeable fencing and ensure non-permeable fencing is not adjacent to a reserve entrance or vehicle crossing.	Amend fencing requirements in MRZ-BFS8:  "1. All fencing, or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, <del>walkway or cycleway</del> <u>pedestrian or cycle facilities</u> , shall be: a. no higher than 1.2m above ground level; or b. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable. 2. Any fence, or wall greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure GRZ-1; <u>and</u> 3. Any other fence or freestanding wall, is a maximum height of 1.8m."
367.27	Waimakariri District Council - Jim Harland	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS8	Oppose	Amend fencing requirements in GRZ-BFS8 to provide greater traffic, pedestrian and cyclist safety. Revise figures to include a maximum length of non-permeable fencing and ensure non-permeable fencing is not adjacent to a reserve entrance or vehicle crossing.	Amend fencing requirements in GRZ-BFS8:  "1. All fencing, or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, <del>walkway or cycleway</del> <u>pedestrian or cycle facilities</u> , shall be: a. no higher than 1.2m above ground level; or b. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable. 2. Any fence, or wall greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure GRZ-1; <u>and</u> 3. Any other fence or freestanding wall, is a maximum height of 1.8m."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
367.28	Waimakariri District Council - Jim Harland	SETZ – Settlement Zone	Built Form Standards	SETZ-BFS8	Oppose	Amend fencing requirements in SETZ-BFS to provide greater traffic, pedestrian and cyclist safety. Revise figures to include a maximum length of non-permeable fencing and ensure non-permeable fencing is not adjacent to a reserve entrance or vehicle crossing.	Amend fencing requirements in SETZ-BFS:  "1. All fencing, or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, <del>walkway or cycleway</del> <u>pedestrian or cycle facilities</u> , shall be: a. no higher than 1.2m above ground level; or b. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable. 2. Any fence, or wall greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure GRZ-1; <u>and</u> 3. <u>Any other fence or freestanding wall, is a maximum height of 1.8m.</u> "
367.29	Waimakariri District Council - Jim Harland	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS9	Oppose	The Industrial Zone outdoor storage requirement (which is the only location where fencing is mentioned) should include fencing limits for traffic safety, specifically visibility to reserves, pedestrian and cyclist facilities. The fencing visibility requirements do not link with visibility requirements for accessways, so a reference to TRAN-R6 has been added.	Amend GIZ-BFS9:  "1. Any outdoor storage area, other than those associated with yard-based activities and trade suppliers, shall be screened by 1.8m high solid fencing, landscaping or other screening from any adjoining site in Residential Zones, Rural Zones or Open Space and Recreation Zones or the road boundary.  <u>2. All fencing, or walls within 2m of a site boundary with a public reserve, pedestrian or cycle facilities, and greater than 1.2m in height, shall be at least 45% visually permeable for pedestrian and traffic safety.</u> "
367.30	Waimakariri District Council - Jim Harland	LIZ - Light Industrial Zone	Built Form Standards	LIZ-BFS9	Oppose	The Industrial Zone outdoor storage requirement (which is the only location where fencing is mentioned) should include fencing limits for traffic safety, specifically visibility to reserves, pedestrian and cyclist facilities. The fencing visibility requirements do not link with visibility requirements for accessways, so a reference to TRAN-R6 has been added.	Amend LIZ-BFS9:  "1. Any outdoor storage area, other than those associated with yard-based activities and trade suppliers, shall be screened by 1.8m high solid fencing, landscaping or other screening from any adjoining site in Residential Zones, Rural Zones or Open Space and Recreation Zones or the road boundary.  <u>2. All fencing, or walls within 2m of a site boundary with a public reserve, pedestrian or cycle facilities, and greater than 1.2m in height, shall be at least 45% visually permeable for pedestrian and traffic safety.</u> "
367.31	Waimakariri District Council - Jim Harland	TRAN - Ranga waka - Transport	Objectives	TRAN-O1	Amend	Carpooling and T2 lanes will play a critical part of emissions reduction efforts but are restricted by the use of the term "private motor vehicles." The wording does not cover off how public transport and active transport relate to reducing this dependency.	Amend TRAN-O1: "... 5. reduces dependency on <del>private motor vehicles</del> <u>single-occupant motor vehicles</u> , including through <u>prioritising</u> public transport and active transport; and ..."
367.32	Waimakariri District Council - Jim Harland	Definitions	Definitions	Definition of active transport	Oppose	'Active transport' definition should be widened to include low-powered e-bikes and e-scooters, to align with proposed changes suggested in Accessible Street regulatory package from New Zealand Transport Agency last year.	Amend definition of 'active transport':  "means transport involving modes of travel other than conventional motor vehicles and which rely primarily on human power <u>(and may be assisted by low-powered motors)</u> , for example; walking, <u>scootering</u> , and cycling."
367.33	Waimakariri District Council - Jim Harland	TRAN - Ranga waka - Transport	Policies	TRAN-P9	Amend	Oppose as TRAN-P9 only refers to cycling transport in terms of the roading network and end-of-journey facilities, but does not include land use / development.	Amend TRAN-P9:  "Encourage cycle transport through measures such as: 1. the provision of wider sealed road shoulders, marked on-road cycle lanes, separated cycle lane, shared use path and off-road formed cycle paths <u>throughout the transport system; and</u> 2. <u>new development designed to maximise convenient and safe connections to the active transport network; and</u> 3. provision of cycle parking that is safe, convenient, visible and secure; and 4. provision of cycling end-of-journey facilities <u>at larger-scale commercial, industrial, and mixed use development</u> for staff such as showers and lockers."
367.34	Waimakariri District Council - Jim Harland	TRAN - Ranga waka - Transport	Transport Standards	TRAN-3	Oppose	Table TRAN-3 has a few minor errors in the design requirements, some of which are out of alignment with regional standards, the Waimakariri Engineering Code of Practice, and Austroads Guide to Road Design Part 3.	Amend Table TRAN-3:  Design standards for new roads (50km/hr or less): - Low Volume Road max length: <u>150m</u> - Local Road parking width: <u>2.2m(per ECoP and regional standards)</u>
367.35	Waimakariri District Council - Jim Harland	TRAN - Ranga waka - Transport	Transport Standards	TRAN-4	Oppose	Table TRAN-4 has a few minor errors in the design requirements, some of which are out of alignment with regional standards, the Waimakariri Engineering Code of Practice, and Austroads Guide to Road Design Part 3.	Amend Table TRAN-4:  Design standards for new roads (60km/hr or more): - Strategic Road reserve width: <u>30m (18m clear zone and 12m carriageway per ECoP)</u> - Low Volume Road sealed shoulder width: <u>0.5m(per AGRD Pt 3 Table 4.7)</u>
367.36	Waimakariri District Council - Jim Harland	WR - West Rangiora	Activity Rules - if certification has not been approved	DEV-WR-R6	Oppose	Amend DEV-WR-R6 to clear up any confusion around certification.	Amend DEV-WR-R6: "... a) The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) <del>certifies</del> <u>has not certified</u> that the criteria in DEV-WR-S1 are met; and b) The activity is <u>not</u> in accordance with the residential development requirements of DEV-WR-APP1."



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
367.37	Waimakariri District Council - Jim Harland	WR - West Rangiora	Activity Rules - if certification has not been approved	DEV-WR-R7	Oppose	Amend DEV-WR-R7 to clear up any confusion around certification.	Amend DEV-WR-R7: "... a) The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) <del>certifies</del> <u>has not certified</u> that the criteria in DEV-WR-S1 are met; and b) The activity is <u>not</u> in accordance with the residential development requirements of DEV-WR-APP1."
367.38	Waimakariri District Council - Jim Harland	SER - South East Rangiora	Activity Rules - if certification has not been approved	DEV-SER-R6	Oppose	Amend DEV-SER-R6 to clear up any confusion around certification.	Amend DEV-SER-R6: "... a) The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) <del>certifies</del> <u>has not certified</u> that the criteria in DEV-SER-S1 are met; and b) The activity is <u>not</u> in accordance with the residential development requirements of DEV-SER-APP1."
367.39	Waimakariri District Council - Jim Harland	SER - South East Rangiora	Activity Rules - if certification has not been approved	DEV-SER-R7	Oppose	Amend DEV-SER-R7 to clear up any confusion around certification.	Amend DEV-SER-R7: "... a) The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) <del>certifies</del> <u>has not certified</u> that the criteria in DEV-SER-S1 are met; and b) The activity is <u>not</u> in accordance with the residential development requirements of DEV-SER-APP1."
367.40	Waimakariri District Council - Jim Harland	K - Kaiapoi	Activity Rules - if certification has not been approved	DEV-K-R6	Oppose	Amend DEV-K-R6 to clear up any confusion around certification.	Amend DEV-K-R7: "... a) The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) <del>certifies</del> <u>has not certified</u> that the criteria in DEV-K-S1 are met; and b) The activity is <u>not</u> in accordance with the residential development requirements of DEV-K-APP1."
367.41	Waimakariri District Council - Jim Harland	K - Kaiapoi	Activity Rules - if certification has not been approved	DEV-K-R7	Oppose	Amend DEV-K-R7 to clear up any confusion around certification.	Amend DEV-K-R7: "... a) The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) <del>certifies</del> <u>has not certified</u> that the criteria in DEV-K-S1 are met; and b) The activity is <u>not</u> in accordance with the residential development requirements of DEV-K-APP1."
367.42	Waimakariri District Council - Jim Harland	Planning Maps	General	General	Oppose	Amend urban flood hazard assessment overlay to correct a technical GIS error that used incorrect data (see full submission for Attachment 2).	Replace the urban flood hazard assessment overlay in the planning maps which corresponds to the 500 year flood overlay with an updated overlay that more accurately matches the 200 year flood hazard layer (all) as shown on the public hazards portal.
367.43	Waimakariri District Council - Jim Harland	Definitions	General	General	Oppose	Seeks to include definition for 'sports shooting range' for RLZ-R37.	Insert definition of 'sports shooting range' in RLZ-R37:  "shooting range— (a) means a facility (whether indoor or outdoor), or a designated area of land, used by a shooting club or members of the public for the primary purpose of carrying out shooting activities; and (b) includes any defence area (as that term is defined in section 2(1) of the Defence Act 1990) used by a shooting club."
367.44	Waimakariri District Council - Jim Harland	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	General	Oppose	Figure NATC-1 states 5m intervals but the figure text states shows 3m.	Amend Figure NATC-1 text changing 3m to 5m intervals.
367.45	Waimakariri District Council - Jim Harland	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Schedules	NATC-SCHED1	Oppose	Seeks to clarify Natural Character of Freshwater Bodies overlay name to include unscheduled water bodies.	Amend UNSCHEDULED term in Table NATC-1 and NATC-SCHED – Scheduled freshwater bodies, from <u>UNSCHEDULED</u> to <u>NATCSCHED4</u> .
367.46	Waimakariri District Council - Jim Harland	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	NATC-S1	Oppose	Natural Character of Freshwater Bodies scheduled freshwater bodies.	Insert new bullet point in advisory note in NATC-S1:  "- NATC-SCHED4 freshwater bodies are not mapped and does not include any water body listed in NATC-AN2..."



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
367.47	Waimakariri District Council - Jim Harland	Planning Maps	General	General	Oppose	Amend Southbrook Outline Development Plan to reflect sheet 154 of Operative District Plan.	Amend Outline Development Plan (ODP) within Planning map for Southbrook and DEV-SBK-APP1 Southbrook ODP to include proposed stream diversion and overland drainage system from ODP in Operative DP (sheet 154).
367.48	Waimakariri District Council - Jim Harland	TREE - Rakau hirahira - Notable trees	Schedules	TREE Schedules	Oppose	Delete TREE038 located at 77 Hilton Street as it has been removed under section 330 of the Resource Management Act 1991.	Delete TREE038 from TREE-SCHED1 – Notable Trees.
367.49	Waimakariri District Council - Jim Harland	RLZ - Rural Lifestyle Zone	Built Form Standards	RLZ-BFS4	Oppose	Fences are exempt from boundary setbacks but it is not specified how tall the fence can be. Potentially an issue where there are smaller historical Rural Lifestyle Zone lots which could see very high fences on boundaries.	Amend RLZ-BFS4 to include new provision around fence heights: "... <u>5. All boundary fencing or freestanding wall shall be up to a maximum height of 1.8m, excluding wire mesh fences.</u> "
367.50	Waimakariri District Council - Jim Harland	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	EI-R41	Oppose	EI-R41 amendment to clarify rule is for free standing wind turbines.	Amend EI-R41 title to read:  "New small scale <u>free standing</u> wind turbine(s) for small scale or community scale renewable electricity generation"
367.51	Waimakariri District Council - Jim Harland	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	General	Oppose	Insert new rule for roof mounted wind turbines in Energy and Infrastructure Chapter.	Insert new rule in the Energy and Infrastructure Chapter:  " <u>EI-Rxx: Small scale roof mounted wind turbines for small scale renewable electricity generation</u> <u>Activity status: PER</u> <u>Where:</u> <u>1. the maximum permitted height in relation to boundary of each wind turbine (including the full extent of the blades) is 3m above the highest point of attachment to the roof of a building; and</u> <u>2. there shall be no more than one wind turbine per building.</u> "
367.52	Waimakariri District Council - Jim Harland	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R4	Oppose	HH-R4 has a word missing in the title.	Amend HH-R4 title:  "Relocation of any historic heritage <u>item</u> listed in HH-SCHED2 within its site or heritage setting".
367.53	Waimakariri District Council - Jim Harland	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R5	Oppose	HH-R5 has a word missing in the title.	Amend HH-R5 title:  "Alteration of or addition to <u>any</u> historic heritage item listed in HH-SCHED2".
367.54	Waimakariri District Council - Jim Harland	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R6	Oppose	HH-R6 has a word missing in the title.	Amend the title of HH-R6:  "Relocation of <u>any</u> 'Significant' (Category B) historic heritage <u>item</u> listed in HH-SCHED2 beyond its site or heritage setting".
367.55	Waimakariri District Council - Jim Harland	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R7	Oppose	HH-R7 has a word missing in the title.	Amend the title of HH-R7:  "Demolition of <u>any</u> 'Significant' (Category B) historic heritage items listed in HH-SCHED2".
367.56	Waimakariri District Council - Jim Harland	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R8	Oppose	HH-R8 has a word missing in the title.	Amend the title of HH-R8:  "Relocation of <u>any</u> 'Highly Significant' (Category A) historic heritage items listed in HH-SCHED2 beyond its site or heritage setting".
367.57	Waimakariri District Council - Jim Harland	HH - Taonga o onamata - Historic heritage	Activity Rules	HH-R9	Oppose	HH-R9 has a word missing in the title.	Amend the title of HH-R9:  "Demolition of <u>any</u> 'Highly Significant' (Category A) historic heritage items listed in HH-SCHED2".

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
367.58	Waimakariri District Council - Jim Harland	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Oppose	Seeks to change net site area for residential unit rules within Rural Zones to be consistent with subdivision rules. There is inconsistency between the residential unit provisions of the rural zones and the minimum subdivision size. Council could have a situation where the 4ha could not be built due to having part of the site is used as an accessway and is excluded under the Rural Zone rules. Replace net site area with allotment.	Amend GRUZ-R3:  "Where: 1. <del>each</del> a residential unit shall be located on a site with a minimum <del>net-site</del> area of 20ha <del>per residential unit</del> , except where provided for in (3), (4), (5), (6), and (7) and (8) below; 2. there is more than one residential unit on a site, each residential unit shall be contained within its own delineated area and each delineated area shall be treated as though it is a site, which shall: a. have a minimum <del>net-site</del> area of 20ha per delineated area, and ... 3. a site with a minimum <del>net-site</del> area of 4ha or more, but less than 20ha, which does not have a residential unit erected on it, existed prior to 18 September 2021, one residential unit may be erected; 4. a site with a minimum <del>net-site</del> area of 4ha or more but less than 20ha, which does not have a residential unit erected on it, is subject to a subdivision consent that was granted prior to 18 September 2021, but has not been issued with certification under section 224 of the RMA, one residential unit may be erected; 5. a site with a minimum <del>net-site</del> area less than 4ha exists and it is a site or an allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates), one residential unit may be erected; 5.6. a site <u>contains its own delineated area that existed prior to 18 September 2021 that has a minimum area of 4ha or more but less than 20ha, one residential unit may be erected</u> ; 7. a site with a minimum <del>net-site</del> area of less than 20ha exists and is a site or an allotment that was associated with the development of infrastructure, which prior to the development of the infrastructure was 20ha or more, one residential unit may be erected; and 7.8. one residential unit may be established on a bonus allotment."
367.59	Waimakariri District Council - Jim Harland	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R3	Oppose	Change net site area for residential unit rules within Rural Zones to be consistent with subdivision rules. There is inconsistency between the residential unit provisions of the rural zones and the minimum subdivision size. Council could have a situation where the 4ha could not be built on as part of the site is used as an accessway and is excluded under the Rural Zone rules. Replace net site area with allotment.	Amend RLZ-R3:  "Where: 1. <del>a each</del> residential unit shall be located on a site with a minimum <del>net-site</del> area of 4ha <del>per residential unit</del> , except where provided for in (3), (4) and (5) below; 2. there is more than one residential unit on a site each residential unit shall be contained within its own delineated area and each delineated area shall be treated as though it is a site, which shall: a. have a minimum <del>net-site</del> -area of 4ha per delineated area, and ... 3. where a site with a minimum <del>net-site</del> area of less than 4ha exists and it is a site or an allotment that was created by subdivision and was on a subdivision consent between 1 October 1991 and 24 February 2001 (inclusive of both dates) one residential unit may be erected; 4. where a site with a minimum <del>net-site</del> area of less than 4ha exists and is a site or an allotment that was associated with the development of infrastructure, which prior to the development of the infrastructure was 4ha or more, one residential unit may be erected; and 5. one residential unit may be established on a bonus allotment."
367.60	Waimakariri District Council - Jim Harland	Planning Maps	General	General	Oppose	Seeks to have more accurate layer name for North West Rangiora Outline Development Plan.	Amend 'Proposed Road Design' layer name on North West Rangiora Outline Development Plan (ODP) to 'Proposed Road' on Planning Map, and on map in DEV-NWR-APP1 Northwest Rangiora ODP.
367.61	Waimakariri District Council - Jim Harland	NWR - Northwest Rangiora	Appendix	DEV-NWR-APP1	Oppose	Seeks to have more accurate layer name for North West Rangiora Outline Development Plan.	Amend 'Proposed Road Design' layer name on North West Rangiora Outline Development Plan (ODP) to 'Proposed Road' on Planning Map, and on map in DEV-NWR-APP1 Northwest Rangiora ODP.
367.62	Waimakariri District Council - Jim Harland	WKP - West Kaiapoi	Appendix	DEV-WKP-APP1	Oppose	Seeks to delete Neighbourhood road classification as it is no longer applicable and update to Local Road classification in West Kaiapoi Outline Development Plan.  Seeks to update road classification of Island Road between Cosgrove and Ohoka Road.	Amend West Kaiapoi Outline Development Plan on Planning Map, and map in DEV-WKP-APP1 - West Kaiapoi Outline Development Plan:  a. Amend 'Neighbourhood Road' layer to Local Road classification. b. Amend section of Island Road located between Cosgrove Road and Ohoka Road from Local Road to Collector Road classification.
367.63	Waimakariri District Council - Jim Harland	Planning Maps	General	General	Oppose	Remove Neighbourhood Road classification from West Kaiapoi Outline Development Plan as no longer an applicable road classification. Update to Local Road classification as this is more comparable. Update road classification of Island Road between Cosgrove and Ohoka Road.	Amend West Kaiapoi Outline Development Plan (ODP) on Planning Map, and map in DEV-WKP-APP1 - West Kaiapoi ODP:  a. Amend 'Neighbourhood Road' layer to Local Road classification. b. Amend section of Island Road located between Cosgrove Road and Ohoka Road from Local Road to Collector Road classification.
367.64	Waimakariri District Council - Jim Harland	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD3	Oppose	Seeks SUB-MCD3 to include provision for transport safety in terms of vehicle crossings.	Amend SUB-MCD3(1)(c): " ... c. the location, design, and provision of vehicle crossings in particular, taking into account infrastructure, <u>transport safety</u> , and street trees in the roading corridor; ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
368.1	Ross and; Bronwyn Minehan	Planning Maps	General	General	Oppose	<p>Oppose the industrial zoning of the Daiken factory and it's adjoining land, until reasoning for this, implications on residents, and potential future use of the land is explained.</p> <p>Submitter has been in the area for five years and is experiencing increased noise, constant loud banging and grinding, with levels not dropping at 7pm, as they are supposed to, thus doubts there is noise monitoring.</p>	<p>Submitter wonders if the industrial designation of Daiken land could be reviewed if the factory closed for any reason as this is what they were told.</p> <p>Seeks further explanations as to all reasoning behind this decision and any implications that could arise for the people of this area, including disadvantages to ratepayers. This area is growing and further uses for this land will be part of people's decision making.</p> <p>Queries whether this change come from the Council or Daiken.</p>
369.1	Mark Kingston	TRAN - Ranga waka - Transport	Objectives	TRAN-O1	Neutral	The Council needs to invest in creating the "Eastern Bypass" before any more residential development is allowed to progress around Rangiora. The Council is creating an "unsafe" and "inefficient" transport network by increasing development that will overload the current roading network, through further development.	Eastern Bypass land needs to be designated now before developers can challenge the Council through the Courts, when it impedes their hopes around their developments.
370.1	Peter Robert Raleigh Mulligan	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R3	Amend	Submitter wishes to erect one residential unit on a subdivided allotment of 1.0720ha. The two allotments owned by the submitter were created by a subdivision which was approved by the Council on 13 July 1999, as such the allotment qualifies for the erection of one residential unit. This would be in keeping with the development of the surrounding locality.	Allow 1ha section subdivisions for both sites and allotments to enable the erection of a residential unit on less than 4ha.
371.1	Peter Anthony and; Marie Elizabeth Ann Norgate	Planning Maps	General	General	Amend	Oppose the General Rural zoning and designation at 713 Bay road, Oxford. Neighbouring properties are in small blocks, and the land is marginal and unsuited for production. The property comprises 3 land titles and would like to retain options in doing boundary adjustments to suit requirements. These options could be lessened should another water reservoir be erected on the site.	Rezone 713 Bay Road, Oxford to Rural Lifestyle Zone.
372.1	Allan Charles MacDonald	KN - Kainga Nohoanga	Introduction	General	Amend	Oppose the plan where it states the following; where one or more owners of the land are direct descendants of the original grantees of the land So that it should read as follows, SPZ(KN) Were one or more of the owners of the Māori land are direct descendants of the original grantees to Māori reserve 873 (not the wording original grantess of the land).	<p>Amend SPZ(KN) Introduction:</p> <p>"Were one or more of the owners of the <u>Māori</u> land are direct descendants of the original grantees <del>of the land</del> <u>to Māori reserve 873.</u>"</p>
372.2	Allan Charles MacDonald	KN - Kainga Nohoanga	General	General	Amend	Zone all of Māori Reserve 873 as Settlement Zone, not just within the Tuahiwi Precinct. People who have not been allocated land within that Precinct cannot build on their land to the same extent as people can inside the Precinct.	Zone all of Māori Reserve 873 as Settlement Zone, not just within the Tuahiwi Precinct.
372.3	Allan Charles MacDonald	KN - Kainga Nohoanga	General	General	Amend	<p>Development rights should not be a matter whether it is Māori or European title within 873, but be whether you a decedent to the original grantee to 873.</p> <p>If there are three or less owners you are allowed to choose whether you want a Māori or European title within 873.</p>	Decedents of the original grantee to 873 should be able to develop their land independent of whether it is Māori title or not.
372.4	Allan Charles MacDonald	KN - Kainga Nohoanga	General	General	Amend	Supportive of provisions for decedents of Māori Reserve 873 to have the ability to live within the reserve. This is only capable if the services are available. Requests provision for funding within the Proposed District Plan to provide for the necessary services; sewage, water and power, to all properties within all of Māori Reserve 873 and not just within the Tuahiwi Precinct.	Provide funding for the necessary services; sewage, water and power to all properties within all of Māori Reserve 873 and not just within the Tuahiwi Precinct.
373.1	KiwiRail Holdings Limited - Sheena McGuire	Definitions	Definitions	Definition of critical infrastructure	Support	Support the inclusion of strategic rail networks and structures that support, protect or form part of rail networks.	Retain definition of 'critical infrastructure' as notified.
373.2	KiwiRail Holdings Limited - Sheena McGuire	Definitions	Definitions	Definition of infrastructure	Support	Support definition of 'infrastructure', noting (g) includes rail.	Retain definition of 'infrastructure' as notified.
373.3	KiwiRail Holdings Limited - Sheena McGuire	Definitions	Definitions	Definition of land transport infrastructure	Support	Support inclusion of railway tracks, bridges, underpasses, signaling, access tracks and facilities, rail crossings, rail furniture and ancillary structures associated with public transport systems.	Retain definition of 'land transport infrastructure' as notified.
373.4	KiwiRail Holdings Limited - Sheena McGuire	Definitions	Definitions	Definition of maintenance or repair	Amend	The rail network is defined as 'critical infrastructure', therefore the repair, replacement or renewal of the transport network should be included in this definition where the works do not alter the character, intensity and scale.	<p>Amend definition of 'maintenance and repair':</p> <p><u>"...in relation to the transport network, the repair, replacement or renewal of the transport network where the works do not alter the character, intensity and scale of the transport network."</u></p>
373.5	KiwiRail Holdings Limited - Sheena McGuire	Definitions	Definitions	Definition of network utility operator	Support	Support use of the Resource Management Act 1991 definition of 'network utility operator', which includes railway activities and supports the integrated management and provision of key infrastructure.	Retain definition of 'network utility operator' as notified.
373.6	KiwiRail Holdings Limited - Sheena McGuire	Definitions	Definitions	Definition of noise sensitive activity	Amend	Places of assembly and marae are susceptible to noise and should be included in the definition.	<p>Amend definition of 'noise sensitive activities':</p> <p>"... <u>e. marae and places of assembly.</u>"</p>
373.7	KiwiRail Holdings Limited - Sheena McGuire	Definitions	Definitions	Definition of rail corridor	Support	Support use of the Railways Act 2005 definition of Rail Corridor and inclusion of land held for rail transport.	Retain definition of 'rail corridor' as notified.
373.8	KiwiRail Holdings Limited - Sheena McGuire	Definitions	Definitions	Definition of regionally significant infrastructure	Support	Support the inclusion of strategic land transport network, which includes the rail network.	Retain definition of 'regionally significant infrastructure' as notified.
373.9	KiwiRail Holdings Limited - Sheena McGuire	Definitions	Definitions	Definition of reverse sensitivity	Support	Support definition of 'reverse sensitivity' as it is appropriate to recognise the vulnerability of existing lawfully established activities to sensitive activities.	Retain definition of 'reverse sensitivity' as notified.
373.10	KiwiRail Holdings Limited - Sheena McGuire	Definitions	Definitions	Definition of strategic infrastructure	Support	Support the inclusion of 'strategic transport networks', which includes the rail network, in the 'strategic infrastructure' definition.	Retain definition of 'strategic infrastructure' as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
373.11	KiwiRail Holdings Limited - Sheena McGuire	Definitions	Definitions	Definition of strategic transport	Support	Support the inclusion of the rail network, as part of the definition of 'strategic transport networks'.	Retain definition of 'strategic transport networks' as notified.
373.12	KiwiRail Holdings Limited - Sheena McGuire	Definitions	Definitions	Definition of transport system	Support	Support the inclusion of all transport infrastructure in the 'transport system' definition.	Retain definition of 'transport system' as notified.
373.13	KiwiRail Holdings Limited - Sheena McGuire	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Support	Support SD-O3.	Retain SD-O3 as notified.
373.14	KiwiRail Holdings Limited - Sheena McGuire	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Support	Support strategic direction to protect the function and operation of regionally strategic infrastructure from incompatible activities, including residential and noise sensitive activities.	Retain UFD-P10 as notified.
373.15	KiwiRail Holdings Limited - Sheena McGuire	EI - Pungao me te hanganga hapori - Energy and infrastructure	Introduction	General	Amend	Support separate Infrastructure and Transport Chapters but clarity is sought within the introduction and interpretation sections as well as the structure of these chapters to clearly outline what rail activities are captured as infrastructure versus those captured as transport activities.	Amend the introduction and interpretation sections of the Energy and Infrastructure and Transport Charters and re-structure these chapters in line with the Draft Wellington City District Plan approach.
373.16	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Introduction	General	Amend	Adopt a similar approach for the Infrastructure and Transport Chapters as in the Draft Wellington City District Plan (these are well-structured and include separate chapters for infrastructure, energy and transport provisions). This would assist with clear interpretation of policies, objectives and rules that apply to rail infrastructure.	Amend the introduction and interpretation sections of the Energy and Infrastructure and Transport Chapters and re-structure these chapters in line with the Draft Wellington City District Plan.
373.17	KiwiRail Holdings Limited - Sheena McGuire	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O1	Support	Support EI-O1 for effective, efficient, resilient, and safe infrastructure across the district.	Retain EI-O1 as notified.
373.18	KiwiRail Holdings Limited - Sheena McGuire	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O3	Support	Support EI-O3 recognising the need to protect infrastructure from being unreasonably constrained or compromised by other activities.	Retain EI-O3 as notified.
373.19	KiwiRail Holdings Limited - Sheena McGuire	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P1	Support	Support EI-P1 in particular (1) and (2) as they recognise the value of infrastructure and need to enable the operation, maintenance, repair, renewal, removal and upgrade of infrastructure. The Main North Line is an existing rail asset and its ability to function safely and efficiently over the life of the Plan, will rely on the ability to be maintained and upgraded as required.	Retain EI-P1 as notified.
373.20	KiwiRail Holdings Limited - Sheena McGuire	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P2	Support	Support EI-P2 as it provides for integrated land use, development and infrastructure.	Retain EI-P2 as notified.
373.21	KiwiRail Holdings Limited - Sheena McGuire	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P3	Support	Support EI-P3 as it acknowledges the benefits that new technologies can bring to infrastructure in terms of efficiency of the operation, safety and resilience of the network.	Retain EI-P3 as notified.
373.22	KiwiRail Holdings Limited - Sheena McGuire	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P6	Support	Support EI-P6 as it ensures that the safe and efficient operation of infrastructure is not compromised by adverse effects of other activities.	Retain EI-P6 as notified.
373.23	KiwiRail Holdings Limited - Sheena McGuire	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R1	Support	Support the permitted activity status of the maintenance or removal of existing infrastructure in all zones in EI-R1. The rail network requires ongoing maintenance to operate safely and efficiently.	Retain EI-R1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
373.24	KiwiRail Holdings Limited - Sheena McGuire	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R2	Support	Support the ability to construct and extend vehicle access tracks, as a permitted activity in all zones in EI-R2. Vehicle access to the rail corridor is required in order to undertake inspections and regular maintenance of the rail network.	Retain EI-R2 as notified.
373.25	KiwiRail Holdings Limited - Sheena McGuire	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R3	Support	Support the permitted activity status of ancillary infrastructure equipment in all zones in EI-R3.	Retain EI-R3 as notified.
373.26	KiwiRail Holdings Limited - Sheena McGuire	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R6	Amend	Support the ability to trim or remove trees and vegetation required for the safe operation of infrastructure as a permitted activity, as the rail corridor is often bordered by vegetation. Amend advisory notes for EI-R6 to include reference to 'infrastructure' in general.	Amend the first advisory note under EI-R6:  "This rule applies to situations such as protecting the safe operation or maintenance of <u>infrastructure</u> , overhead lines or removing an associated potential fire risk, or maintaining sight lines from an intersection ..."
373.27	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Objectives	TRAN-O1	Support	Support TRAN-O1 as balancing the economic, social, cultural and environmental well-being of communities with providing a safe and efficient transport system for all transport modes, is an important objective.	Retain TRAN-O1 as notified.
373.28	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Objectives	TRAN-O3	Support	Support TRAN-O3, to manage adverse effects of the transport system while providing for transportation demands.	Retain TRAN-O3 as notified.
373.29	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Objectives	TRAN-O4	Support	Support TRAN-O4, as it is important to protect the functional and operational needs of transport infrastructure from adverse effects, including reverse sensitivity effects.	Retain TRAN-O4 as notified.
373.30	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Policies	TRAN-P1	Support	Support TRAN-P1 and the recognition of the value of infrastructure and need to enable the operation, maintenance, repair, renewal, removal and upgrade of infrastructure. The rail asset is existing and its ability to continue functioning effectively over the life of the Plan, will rely on the ability to be maintained and upgraded as required.	Retain TRAN-P1 as notified.
373.31	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Policies	TRAN-P4	Support	Support the direction in TRAN-P4 for safe movement of vehicles without compromising the safety and efficiency of the rail corridor. New activities, particularly those that are located adjacent to the rail corridor, must allow for safe access for vehicles and safe operation of the railway.	Retain TRAN-P4 as notified.
373.32	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Policies	TRAN-P5	Support	Support direction in TRAN-P5 aimed to manage the effect of high traffic generating activities on the safe, efficient and effective use of the transport system.	Retain TRAN-P5 as notified.
373.33	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Policies	TRAN-P6	Support	Support TRAN-P6 as visibility at level crossing is critical for the safety of road users and rail operations.	Retain TRAN-P6 as notified.
373.34	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Policies	TRAN-P13	Support	Support TRAN-P13, in particular 1(a) and 1(c) which aim to provide for, maintain or improve the safety, efficiency and functionality of the transport system and associated land transport infrastructure.	Retain TRAN-P13 as notified.
373.35	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Policies	TRAN-P14	Support	Support TRAN-P14 direction to ensure adverse effects from the transport connections and land transport infrastructure are managed whilst providing for the efficient and safe operations of the transport system.	Retain TRAN-P14 as notified.
373.36	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Policies	TRAN-P15	Support	Support TRAN-P15, as it is important to protect the functional and operational needs of transport infrastructure from adverse effects, including reverse sensitivity effects.	Retain TRAN-P15 as notified.
373.37	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R1	Support	Support the permitted activity status of maintenance of the transport system in all zones in TRAN-R1. Rail infrastructure requires ongoing maintenance for the safe and efficient operation of the railway.	Retain TRAN-R1 as notified.
373.38	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R2	Support	Support the permitted activity status of TRAN-R2, as land transport infrastructure requires upgrade over time to ensure its safe and efficient operation, and to ensure it continues to serve its purpose to move goods and people across the district.	Retain TRAN-R2 as notified.
373.39	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R20	Support	Support the restricted discretionary activity status of high traffic generating activities in TRAN-R20.  The requirement for a basic or full Integrated Transport Assessment, depending on traffic volume thresholds, will help to identify and manage the adverse effects of high traffic generator activities on the transport system including the rail network and any level crossings affected by the development.	Retain TRAN-R20 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
373.40	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R21	Amend	<p>Support the intent of TRAN-R21 as public safety at level crossings is paramount. TRAN-R21 requires compliance with TRAN-APP7. TRAN-APP7 requires amendment to support achieving TRAN-P4 and TRAN-P6 and ensure level crossing sightlines are not compromised, by giving direction as to how the diagrams and sight triangles are to be applied.</p> <p>TRAN-R21 states that activities shall comply with the road/rail level crossing 'approach' and 're-start' sight triangles in TRAN-APP7. TRAN-APP7 provides diagrams which show approach sight triangles and re-start sight triangles for road/rail level crossings. The advisory notes provide clarity around measured points only and give no direction as to how the diagrams and sight triangles are to be applied.</p> <p>Submitter has produced diagrams (see full submission) for inclusion in district plans throughout New Zealand.</p> <p>Appendix TRAN-APP7 is incomplete and submitter recommends amendments to support TRAN-P6 and ensure the rule can be interpreted and applied correctly in practice.</p>	<p>Amend TRAN-APP7 as follows: (refer to full submission)</p> <p>TRAN-APP7 Sight triangles for road/rail level crossings</p> <p><b><u>Approach sight triangles at level crossings with Stop or Give Way signs</u></b></p> <p><u>On sites adjacent to rail level crossings controlled by Stop or Give Way Signs, no building, structure, road intersections, vehicle crossings or vegetation shall be located within the shaded areas shown in Figure 1.</u></p> <p><u>These are defined by a sight triangle taken 30 metres from the outside rail and 320 metres along the railway track.</u></p> <p><b><u>Figure 1: Approach Sight Triangles for Level Crossings with “Stop” or “Give Way” Signs</u></b></p> <p><b><u>Advice Note:</u></b></p> <p><u>The approach sight triangles ensure that clear visibility is achieved around rail level crossings with Stop or Give Way signs so that a driver approaching a rail level can either:</u></p> <p><u>- See a train and stop before the crossing; or</u></p> <p><u>- Continue at the approach speed and cross the level crossing safely</u></p> <p><u>Of particular concern are developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.</u></p> <p><u>No approach sight triangles apply for level crossings fitted with alarms and/or barrier arms. However, care should be taken to avoid developments that have the potential to obscure visibility of these alarm masts. This is particularly important where there is a curve in the road on the approach to the level crossing, or where the property boundary is close to the edge of the road surface and there is the potential for vegetation growth.</u></p> <p><b><u>Restart sight triangles at level crossings</u></b></p> <p><u>On sites adjacent to all rail level crossings, no building, structure, road intersections, vehicle crossings or vegetation shall be located within the shaded areas shown in Figure 2. These are defined by a sight triangle taken 5 metres from the outside rail and distance A along the railway track. Distance A depends on the type of control (Table 1).</u></p> <p><b><u>Figure 2: Restart Sight Triangles for all Level Crossings</u></b></p> <p><b><u>Table 1: Required Restart Sight Distances for Figure 2:</u></b></p> <p><u>Required approach visibility along tracks A (m)</u></p> <p><u>Signs only: 677 m</u></p> <p><u>Alarms only: 677m</u></p> <p><u>Alarms and barriers: 60m</u></p> <p><b><u>Advice Note:</u></b></p> <p><u>The restart sight line triangles ensure that a road vehicle driver stopped at a level crossing can see far enough along the railway to be able to start off, cross and clear the level crossing safely before the arrival of any previously unseen train.</u></p> <p><u>Of particular concern are developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.</u></p> <p><b><u>Notes:</u></b></p> <p><u>1. Figures 1 and 2 show a single set of rail tracks only. For each additional set of tracks add 25m to the along-track distance in Figure 1, and 50m to the along-track distance in Figure 2.</u></p> <p><u>2. All figures are based on the sighting distance formula used in NZTA Traffic Control Devices Manual, Part 9 Level Crossings.</u></p> <p><u>The formulae in this document are performance based; however the rule contains fixed parameters to enable easy application of the standard. Approach and restart distances are derived from a:</u></p> <p><u>- train speed of 110 km/h</u></p> <p><u>- vehicle approach speed of 20 km/h</u></p> <p><u>- fall of 8 % on the approach to the level crossing and a rise of 8 % at the level crossing</u></p> <p><u>- 25m design truck length</u></p> <p><u>- 90° angle between road and rail</u></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
373.41	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Appendices	TRAN-APP7	Amend	<p>TRAN-APP7 requires amendment to give direction as to how the diagrams and sight triangles are to be applied. This will support TRAN-R21, TRAN-P4 and TRAN-P6, and ensure level crossing sightlines are not compromised.</p> <p>TRAN-APP7 provides diagrams which show approach sight triangles and re-start sight triangles for road/rail level crossings, important for TRAN-R21, however, the advisory notes give no direction as to how the diagrams and sight triangles are to be applied.</p> <p>Submitter produced diagrams (see full submission) for inclusion in district plans throughout New Zealand, with amendments that will improve TRAN-APP7 and thus support TRAN-R21, TRAN-P4 and TRAN-P6.</p>	<p>Amend TRAN-APP7 as follows: (refer to full submission)</p> <p>TRAN-APP7 Sight triangles for road/rail level crossings</p> <p><b><u>Approach sight triangles at level crossings with Stop or Give Way signs</u></b></p> <p><u>On sites adjacent to rail level crossings controlled by Stop or Give Way Signs, no building, structure, road intersections, vehicle crossings or vegetation shall be located within the shaded areas shown in Figure 1.</u></p> <p><u>These are defined by a sight triangle taken 30 metres from the outside rail and 320 metres along the railway track.</u></p> <p><b>Figure 1: Approach Sight Triangles for Level Crossings with “Stop” or “Give Way” Signs</b></p> <p><b>Advice Note:</b></p> <p><u>The approach sight triangles ensure that clear visibility is achieved around rail level crossings with Stop or Give Way signs so that a driver approaching a rail level can either:</u></p> <ul style="list-style-type: none"> <li>- See a train and stop before the crossing; or</li> <li>- Continue at the approach speed and cross the level crossing safely</li> </ul> <p><u>Of particular concern are developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.</u></p> <p><u>No approach sight triangles apply for level crossings fitted with alarms and/or barrier arms. However, care should be taken to avoid developments that have the potential to obscure visibility of these alarm masts. This is particularly important where there is a curve in the road on the approach to the level crossing, or where the property boundary is close to the edge of the road surface and there is the potential for vegetation growth.</u></p> <p><b><u>Restart sight triangles at level crossings</u></b></p> <p><u>On sites adjacent to all rail level crossings, no building, structure, road intersections, vehicle crossings or vegetation shall be located within the shaded areas shown in Figure 2. These are defined by a sight triangle taken 5 metres from the outside rail and distance A along the railway track. Distance A depends on the type of control (Table 1).</u></p> <p><b>Figure 2: Restart Sight Triangles for all Level Crossings</b></p> <p><b>Table 1: Required Restart Sight Distances for Figure 2:</b></p> <p><u>Required approach visibility along tracks A (m)</u></p> <p><u>Signs only: 677 m</u></p> <p><u>Alarms only: 677m</u></p> <p><u>Alarms and barriers: 60m</u></p> <p><b>Advice Note:</b></p> <p><u>The restart sight line triangles ensure that a road vehicle driver stopped at a level crossing can see far enough along the railway to be able to start off, cross and clear the level crossing safely before the arrival of any previously unseen train.</u></p> <p><u>Of particular concern are developments that include shelter belts, tree planting, or a series of building extensions. These conditions apply irrespective of whether any visual obstructions already exist.</u></p> <p><b>Notes:</b></p> <p><u>1. Figures 1 and 2 show a single set of rail tracks only. For each additional set of tracks add 25m to the along-track distance in Figure 1, and 50m to the along-track distance in Figure 2.</u></p> <p><u>2. All figures are based on the sighting distance formula used in NZTA Traffic Control Devices Manual, Part 9 Level Crossings.</u></p> <p><u>The formulae in this document are performance based; however the rule contains fixed parameters to enable easy application of the standard. Approach and restart distances are derived from a:</u></p> <ul style="list-style-type: none"> <li>- train speed of 110 km/h</li> <li>- vehicle approach speed of 20 km/h</li> <li>- fall of 8 % on the approach to the level crossing and a rise of 8 % at the level crossing</li> <li>- 25m design truck length</li> <li>- 90° angle between road and rail</li> </ul>
373.42	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R22	Support	Support the restricted discretionary activity status of TRAN-R22. The safety and structure of the rail corridor is essential for rail operations.	Retain TRAN-R22 as notified.
373.43	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD22	Support	Support TRAN-MD22. The safety and structure of the rail corridor is essential for rail operations.	Retain TRAN-MD22 as notified.
373.44	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD18	Support	Support TRAN-MD18, including the consideration of the impact on the safety and efficiency of the rail network and visibility and safe sight distances. Further support clause 3 relating to consultation with KiwiRail.	Retain TRAN-MD18 as notified.
373.45	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD19	Support	Support TRAN-MD19, including the assessment of the extent of adverse effects on the current or future safety and efficiency of transport in (2).	Retain TRAN-MD19 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
373.46	KiwiRail Holdings Limited - Sheena McGuire	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Support	Support recognition in NH-O2 that in some instances there are operational and functional needs for activities to be located in certain locations, which can include within hazard areas. The rail network has been in place for many years and is unable to be easily relocated to avoid hazard areas.	Retain NH-O2 as notified.
373.47	KiwiRail Holdings Limited - Sheena McGuire	NH - Matepa mahorahora - Natural hazards	Policies	NH-P10	Support	Support NH-P10 for the continued operation and maintenance of existing rail infrastructure.	Retain NH-P10 as notified.
373.48	KiwiRail Holdings Limited - Sheena McGuire	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Support	Support NH-P13 recognising that in some instances there are operational and functional needs for activities to be located in certain locations.	Retain NH-P13 as notified.
373.49	KiwiRail Holdings Limited - Sheena McGuire	NH - Matepa mahorahora - Natural hazards	Policies	NH-P14	Support	Support NH-P14 recognising that in some instances there are operational and functional needs for activities to be located in certain locations.	Retain NH-P14 as notified.
373.50	KiwiRail Holdings Limited - Sheena McGuire	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Support	Supports NH-R6 as the Fault Awareness, Urban Flood Assessment, and Non-Urban Flood Assessment overlays all extend beneath the existing rail corridor. Notes NH-R6 supports NH-O2.	Retain NH-R6 as notified.
373.51	KiwiRail Holdings Limited - Sheena McGuire	HH - Taonga o onamata - Historic heritage	Policies	HH-P7	Support	Support recognition of the operational and functional needs for the siting of activities, which can include sites with historic heritage values.	Retain HH-P7 as notified.
373.52	KiwiRail Holdings Limited - Sheena McGuire	TREE - Rakau hirahira - Notable trees	Policies	TREE-P2	Support	Support recognition that vegetation can threaten the operation and function of critical infrastructure. Support assessment of this level of risk.	Retain TREE-P2 as notified.
373.53	KiwiRail Holdings Limited - Sheena McGuire	TREE - Rakau hirahira - Notable trees	Policies	TREE-P4	Support	Support policy direction for the maintenance or removal of a notable tree in order to mitigate or avoid adverse effects on infrastructure.	Retain TREE-P4 as notified.
373.54	KiwiRail Holdings Limited - Sheena McGuire	TREE - Rakau hirahira - Notable trees	Policies	TREE-P5	Support	Support policy direction for the maintenance or removal of a notable tree to mitigate or avoid adverse effects on infrastructure.	Retain TREE-P5 as notified.
373.55	KiwiRail Holdings Limited - Sheena McGuire	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Support	Note interest in provisions as the rail corridor extends beneath the Lower Plains Ecological District.  Support the effects hierarchy of avoid, remedy, mitigate, and offset.	Retain ECO-P4 as notified.
373.56	KiwiRail Holdings Limited - Sheena McGuire	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P5	Support	Note interest in provisions as the rail corridor extends beneath the Lower Plains Ecological District.  Support the effects hierarchy of avoid, remedy, mitigate, and offset.	Retain ECO-P5 as notified.
373.57	KiwiRail Holdings Limited - Sheena McGuire	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O2	Support	Support SUB-O2 as subdivision and associated land use development can compromise the safe operation of the rail network or public safety if not appropriately designed and mitigated.	Retain SUB-O2 as notified.
373.58	KiwiRail Holdings Limited - Sheena McGuire	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Support	Support SUB-P1 recognition of reverse sensitivity effects on infrastructure.	Retain SUB-P1 as notified.
373.59	KiwiRail Holdings Limited - Sheena McGuire	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Support	Support SUB-P3 direction to manage stormwater onsite and within the public network, as stormwater discharge has the potential to damage the rail network and disrupt the safe and efficient function of the railway.	Retain SUB-P3 as notified.
373.60	KiwiRail Holdings Limited - Sheena McGuire	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S15	Support	Support SUB-S15 direction to manage stormwater onsite and within the public network, as stormwater discharge onto the rail corridor has the potential to damage the rail network and disrupt the safe and efficient function of the railway.	Retain SUB-S15 as notified.
373.61	KiwiRail Holdings Limited - Sheena McGuire	SUB - Wawahia whenua - Subdivision	Policies	SUB-P4	Support	Support SUB-P4 recognition that subdivision can create reverse sensitivity effects.	Retain SUB-P4 as notified.

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373.62	KiwiRail Holdings Limited - Sheena McGuire	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Support	Support SUB-P6 requirement and criteria for Outline Development Plans, particularly the criteria to demonstrate that the design will minimise reverse sensitivity effects.	Retain SUB-P6 as notified.
373.63	KiwiRail Holdings Limited - Sheena McGuire	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Support	Support SUB-P7 requirement and criteria for Outline Development Plans, particularly the criteria to demonstrate that the design will minimise reverse sensitivity effects.	Retain SUB-P7 as notified.
373.64	KiwiRail Holdings Limited - Sheena McGuire	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Support	Support SUB-S4 requirement and criteria for Outline Development Plans, particularly the criteria to demonstrate that the design will minimise reverse sensitivity effects.	Retain SUB-S4 as notified.
373.65	KiwiRail Holdings Limited - Sheena McGuire	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Support	Support SUB-R2 controlled activity status, and all matters of control/discretion. Support provision for allotments and patterns of land development that maintain the safety, efficiency and functioning of the transport network, and controls for reverse sensitivity effects on infrastructure, and location and design of vehicle crossings.	Retain SUB-R2 as notified.
373.66	KiwiRail Holdings Limited - Sheena McGuire	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD2	Support	Support SUB-MCD2. Support that subdivision is anticipated to create allotments and patterns of land development that maintain the safety, efficiency and functioning of the transport network.	Retain SUB-MCD2 as notified.
373.67	KiwiRail Holdings Limited - Sheena McGuire	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD3	Support	Support SUB-MCD3. Support that subdivision is anticipated to create allotments and patterns of land development that maintain the safety, efficiency and functioning of the transport network are provided for.	Retain SUB-MCD3 as notified.
373.68	KiwiRail Holdings Limited - Sheena McGuire	SUB - Wawahia whenua - Subdivision	Matters of Control and Discretion	SUB-MCD10	Support	Support SUB-MCD10. Support that subdivision is anticipated to create allotments and patterns of land development that maintain the safety, efficiency and functioning of the transport network are provided for.	Retain SUB-MCD10 as notified.
373.69	KiwiRail Holdings Limited - Sheena McGuire	EW - Ketuketu whenua - Earthworks	Objectives	EW-O1	Support	Earthworks adjacent to the rail corridor have the potential to have an impact on rail infrastructure. Supports objective for earthworks to be undertaken in a way that minimises adverse effects on infrastructure.	Retain EW-O1 as notified.
373.70	KiwiRail Holdings Limited - Sheena McGuire	NOISE - Te orooro - Noise	Introduction	Introduction	Support	Acknowledge that noise and vibration effects can be felt within 100m of the rail corridor and seek appropriate reverse sensitivity provisions which protect rail operations from new development. Supports paragraph 2 of the introduction to the Noise Chapter.	Retain Noise Chapter Introduction Paragraph 2 as notified.
373.71	KiwiRail Holdings Limited - Sheena McGuire	NOISE - Te orooro - Noise	Objectives	NOISE-O2	Support	Supports the recognition of the value and function of the Main North Line and the aim to protect infrastructure activities from reverse sensitivity effects.	Retain NOISE-O2 as notified.
373.72	KiwiRail Holdings Limited - Sheena McGuire	NOISE - Te orooro - Noise	Policies	NOISE-P1	Support	Supports policy framework which seeks to minimise adverse noise effects, in particular NOISE-P1 (3) which requires sound insulation, or limiting the location of noise sensitive activities where they may be exposed to noise from existing activities.	Retain NOISE-P1 as notified.
373.73	KiwiRail Holdings Limited - Sheena McGuire	NOISE - Te orooro - Noise	Policies	NOISE-P3	Support	Supports NOISE-P3 which seeks to protect the operation of rail and road infrastructure by identifying locations where acoustic mitigation measures for any new noise sensitive activities are required.	Retain NOISE-P3 as notified.
373.74	KiwiRail Holdings Limited - Sheena McGuire	NOISE - Te orooro - Noise	Activity Rules	NOISE-R16	Amend	Supports permitted activity status of activities if appropriate mitigation measures are in place to ensure appropriate level of internal amenity is achieved in buildings adjacent to rail corridor. Recommends provisions to mitigate noise and vibration effects on all noise sensitive activities, as effects are not exclusive to residential activities, and to provide greater clarity around noise, ventilation and vibration. Noise and vibration effects can be felt 100m from rail corridor and, to effectively manage reverse sensitivity and support NOISE-O2 and NOISE-P3, the distance should be noise sensitive activities within 100m of a rail designation.	Amend NOISE-R16: "Noise sensitive activities <del>Residential units and minor residential units</del> within 8100m of an arterial road, strategic road or rail designation <u>Indoor railway noise</u> 1. Any new <u>building or alteration to an existing building shall be designed, constructed and maintained to achieve indoor design noise levels resulting from the railway not exceeding the maximum values in the following table:</u> <u>Building type: Residential</u> <u>Occupancy/activity: Sleeping spaces</u> <u>Maximum railway noise level LAeq(1h): 35 dB</u> <u>Occupancy/activity: All other habitable rooms</u> <u>Maximum railway noise level LAeq(1h): 40 dB</u> <u>Building type: Education</u> <u>Occupancy/activity: Lecture rooms/theatres, music studios, assembly halls</u> <u>Maximum railway noise level LAeq(1h): 35 dB</u> <u>Occupancy/activity: Teaching areas, conference rooms, drama studios, sleeping areas</u> <u>Maximum railway noise level LAeq(1h): 40 dB</u> <u>Occupancy/activity: Libraries</u> <u>Maximum railway noise level LAeq(1h): 45 dB</u> <u>Building type: Health</u> <u>Occupancy/activity: Overnight medical care, wards</u> <u>Maximum railway noise level LAeq(1h): 40 dB</u> <u>Occupancy/activity: Clinics, consulting rooms, theatres, nurses' stations</u>

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							<p><b><u>Maximum railway noise level LAeq(1h): 45 dB</u></b></p> <p><b><u>Building type:</u></b> Cultural  <b><u>Occupancy/activity:</u></b> Places of worship, marae  <b><u>Maximum railway noise level LAeq(1h): 35 dB</u></b>  <b><u>Mechanical ventilation</u></b>  2. If windows must be closed to achieve the design noise levels in clause, the building is designed, constructed and maintained with a mechanical ventilation system that  (a) For habitable rooms for a residential activity, achieves the following requirements:  i. provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and  ii. is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and  iii. provides relief for equivalent volumes of spill air;  iv. provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and  v. does not generate more than 35 dB LAeq(30s) when measured 1 metre away from any grille or diffuser.  (b) For other spaces, is as determined by a suitably qualified and experienced person.  <b><u>Indoor railway vibration</u></b>  3. Any new buildings or alterations to existing buildings containing an activity sensitive to noise, closer than 60 metres from the boundary of a railway network:  (a) is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vv.95 or  (b) is a single-storey framed residential building with:  i. a constant level floor slab on a full-surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and  ii. vibration isolation separating the sides of the floor slab from the ground; and  iii. no rigid connections between the building and the ground.  4.A report is submitted to the council demonstrating compliance with clauses (1) to (3) above (as relevant) prior to the construction or alteration of any building containing an activity sensitive to noise. In the design:  (a) railway noise is assumed to be 70 LAeq(1h) at a distance of 12 metres from the track, and must be deemed to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres.  Activity status when compliance not achieved: RDIS  <b><u>Matters of discretion are restricted to:</u></b>  NOISE-MD1 - Noise  NOISE-MD2 - Management of noise effects  NOISE-MD3 - Acoustic insulation  New NOISE-MDX  1. Whether the activity sensitive to noise could be located further from the railway network.  2. The extent to which the noise and vibration criteria are achieved and the effects of any non-compliance.  3. The character of, and degree of, amenity provided by the existing environment and proposed activity.  4. The reverse sensitivity effects on the rail network, and the extent to which mitigation measures can enable their ongoing operation, maintenance and upgrade.  5.Special topographical, building features or ground conditions which will mitigate vibration impacts;  6. The outcome of any consultation with KiwiRail.  <b><u>Notification.</u></b>  Application for resource consent under this rule will be decided without public notification. KiwiRail are likely to be the only affected person determined in accordance with section 95B of the Resource Management Act 1991."</p>
373.75	KiwiRail Holdings Limited - Sheena McGuire	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD1	Support	Supports NOISE-MD1. It considers the effects on human health and well-being from noise generation from the receiving environment.	Retain NOISE-MD1 as notified.
373.76	KiwiRail Holdings Limited - Sheena McGuire	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD2	Support	Supports NOISE-MD2 and the specified means for management of noise effects such as the extent and effectiveness of noise insulation, through screening of structures and distance of noise sources, through alternative technologies or materials, and through the provision of a report from an acoustic specialist.	Retain NOISE-MD2 as notified.
373.77	KiwiRail Holdings Limited - Sheena McGuire	NOISE - Te orooro - Noise	Matters of Control/Discretion	NOISE-MD3	Support	Supports NOISE-MD3. It allows for consideration of other means of mitigation, alternative technologies and materials, reporting from an acoustic specialist in the assessment on amenity values and the health and safety of occupants or residents.	Retain NOISE-MD3 as notified.
373.78	KiwiRail Holdings Limited - Sheena McGuire	SIGN - Nga tohu - Signs	Objectives	SIGN-O1	Support	Support SIGN-O1.	Retain SIGN-O1 as notified.

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373.79	KiwiRail Holdings Limited - Sheena McGuire	SIGN - Nga tohu - Signs	Policies	SIGN-P3	Support	Support SIGN-P3. Signs adjoining the transport network can impact safe and efficient operation.	Retain SIGN-P3 as notified.
373.80	KiwiRail Holdings Limited - Sheena McGuire	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS6	Amend	Seek a larger setback for structures to the railway corridor. Ensuring ability to access and maintain structures without requiring access to the rail land is important. A 5m setback would be more appropriate in providing for vehicular access to the backs of buildings and allowing for safe operations to take place. This in turn fosters visual amenity, as lineside properties can be regularly maintained.	Amend LLRZ-BFS6: "... 4. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor."
373.81	KiwiRail Holdings Limited - Sheena McGuire	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS5	Amend	Seek a larger setback for structures to the railway corridor. Ensuring the ability to access and maintain structures without requiring access to rail land is important. A 5m setback would be more appropriate in providing for vehicular access to the backs of buildings and allowing for safe operations to take place. This in turn fosters visual amenity, as lineside properties can be regularly maintained.	Amend GRZ-BFS5: "... 5. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor."
373.82	KiwiRail Holdings Limited - Sheena McGuire	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS5	Amend	Seek a larger setback for structures to the railway corridor. Ensuring the ability to access and maintain structures without requiring access to rail land is important. A 5m setback would be more appropriate in providing for vehicular access to the backs of buildings and allowing for safe operations to take place. This in turn fosters visual amenity, as lineside properties can be regularly maintained.	Amend MRZ-BFS5: "... 6. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor."
373.83	KiwiRail Holdings Limited - Sheena McGuire	SETZ – Settlement Zone	Built Form Standards	SETZ-BFS5	Amend	Seek a larger setback for structures to the railway corridor. Ensuring the ability to access and maintain structures without requiring access to rail land is important. A 5m setback would be more appropriate in providing for vehicular access to the backs of buildings and allowing for safe operations to take place. This in turn fosters visual amenity, as lineside properties can be regularly maintained.	Amend SETZ-BFS5. "... 6. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor."
373.84	KiwiRail Holdings Limited - Sheena McGuire	NCZ - Neighbourhood Centre Zone	Built Form Standards	NCZ-BFS7	Amend	Seek a larger setback for structures to the railway corridor. Ensuring the ability to access and maintain structures without requiring access to rail land is important. A 5m setback would be more appropriate in providing for vehicular access to the backs of buildings and allowing for safe operations to take place. This in turn fosters visual amenity, as lineside properties can be regularly maintained.	Amend NCZ-BFS7: "1. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor."
373.85	KiwiRail Holdings Limited - Sheena McGuire	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS7	Amend	Amend LCZ-BFS7 to increase the building setback from the rail corridor from 4m to 5m. This is more appropriate as it would provide for vehicular access to the backs of buildings and allows for safe operations to take place. This in turn fosters visual amenity, as lineside properties can be regularly maintained.	Amend LCZ-BFS7: "1. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor."
373.86	KiwiRail Holdings Limited - Sheena McGuire	LFRZ - Large Format Retail Zone	Built Form Standards	LFRZ-BFS7	Amend	Amend LFRZ-BFS7 to increase the building setback from the rail corridor from 4m to 5m. This is more appropriate as it would provide for vehicular access to the backs of buildings and allows for safe operations to take place. This in turn fosters visual amenity, as lineside properties can be regularly maintained.	Amend LFRZ-BFS7: "1. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor."
373.87	KiwiRail Holdings Limited - Sheena McGuire	TCZ - Town Centre Zone	Built Form Standards	TCZ-BFS8	Amend	Amend TCZ-BFS8 to increase the building setback from the rail corridor from 4m to 5m. This is more appropriate as it would provide for vehicular access to the backs of buildings and allows for safe operations to take place. This in turn fosters visual amenity, as lineside properties can be regularly maintained.	Amend TCZ-BFS8: "1. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor."
373.88	KiwiRail Holdings Limited - Sheena McGuire	LIZ - Light Industrial Zone	Built Form Standards	LIZ-BFS7	Amend	Amend LIZ-BFS7 to increase the building setback from the rail corridor from 4m to 5m. This is more appropriate as it would provide for vehicular access to the backs of buildings and allows for safe operations to take place. This in turn fosters visual amenity, as lineside properties can be regularly maintained.	Amend LIZ-BFS7: "1. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor."
373.89	KiwiRail Holdings Limited - Sheena McGuire	GIZ - General Industrial Zone	Built Form Standards	GIZ-BFS7	Amend	Amend building setback from any site boundary with the rail corridor from 4m to 5m to ensure the ability to access and maintain structures without requiring access to rail land, and better provide for operation of buildings and vehicle access, scaffolding, and use of outdoor decks.	Amend GIZ-BFS7: "1. All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor."
373.90	KiwiRail Holdings Limited - Sheena McGuire	HIZ - Heavy Industrial Zone	Built Form Standards	HIZ-BFS7	Amend	Amend building setback from any site boundary with the rail corridor from 4m to 5m to ensure the ability to access and maintain structures without requiring access to rail land, and better provide for the unhindered operation of buildings, vehicle access, scaffolding, and use of outdoor decks.	Amend HIZ-BFS7: "All buildings shall be set back a minimum of 4m <u>5m</u> from any site boundary with the rail corridor."

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373.91	KiwiRail Holdings Limited - Sheena McGuire	RLZ - Rural Lifestyle Zone	Built Form Standards	RLZ-BFS4	Amend	Insert new Built Form Standard to the Rural Lifestyle Zone that adds a 5m building setback from the rail corridor to provide a safety buffer and allow for maintenance of buildings without the need to access the rail corridor. This is consistent with other zones and should be required in all zones which adjoin the rail corridor, not specific zones only.	<p>Amend RLZ-BFS4 to insert new clause (4)(c):</p> <p><u>"All buildings shall be set back a minimum of 5m from any site boundary with the rail corridor.</u></p> <p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>XXXX-MDXX - Rail boundary setback</u></p> <p><u>Rail boundary setback</u></p> <p><u>1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval."</u></p>
373.92	KiwiRail Holdings Limited - Sheena McGuire	MUZ - Mixed Use Zone	Built Form Standards	General	Amend	Insert new Built Form Standard to the Mixed Use Zone that adds a 5m building setback from the rail corridor to provide a safety buffer and allow for maintenance of buildings without the need to access the rail corridor. This is consistent with other zones and should be required in all zones which adjoin the rail corridor, not specific zones only.	<p>Insert the following new Built Form Standard into Mixed Use Zone:</p> <p><u>"MUZ-BFS</u></p> <p><u>Rail boundary setback</u></p> <p><u>All buildings shall be set back a minimum of 5m from any site boundary with the rail corridor.</u></p> <p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>XXXX-MDXX - Rail boundary setback</u></p> <p><u>Rail boundary setback</u></p> <p><u>1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval."</u></p>
373.93	KiwiRail Holdings Limited - Sheena McGuire	NOSZ – Natural Open Space Zone	Built Form Standards	General	Amend	Insert new Built Form Standard to the Natural Open Space Zone that adds a 5m building setback from the rail corridor to provide a safety buffer and allow for maintenance of buildings without the need to access the rail corridor. This is consistent with other zones and should be required in all zones which adjoin the rail corridor, not specific zones only.	<p>Insert the following new Built Form Standard to the Natural Open Space Zone:</p> <p><u>"Rail boundary setback</u></p> <p><u>All buildings shall be set back a minimum of 5m from any site boundary with the rail corridor.</u></p> <p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>XXXX-MDXX - Rail boundary setback</u></p> <p><u>Rail boundary setback</u></p> <p><u>1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval."</u></p>
373.94	KiwiRail Holdings Limited - Sheena McGuire	OSZ - Open Space Zone	Built Form Standards	General	Amend	Insert new Built Form Standard to the Open Space Zone that adds a 5m building setback from the rail corridor to provide a safety buffer and allow for maintenance of buildings without the need to access the rail corridor. This is consistent with other zones and should be required in all zones which adjoin the rail corridor, not specific zones only.	<p>Insert new Built Form Standard to the Open Space Zone:</p> <p><u>"Rail boundary setback</u></p> <p><u>All buildings shall be set back a minimum of 5m from any site boundary with the rail corridor.</u></p> <p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>XXXX-MDXX - Rail boundary setback</u></p> <p><u>Rail boundary setback</u></p> <p><u>1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval."</u></p>

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373.95	KiwiRail Holdings Limited - Sheena McGuire	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	General	Amend	Insert new 'Rail boundary setback' Matters of Discretion for all Rural Zones in conjunction with the submitter's request to include new built form standards requiring a 5m building setback from the rail boundary within all zone chapters adjoining a rail corridor.	Insert new RURZ matter of discretion:  " <u>XXXX-MDXX - Rail boundary setback</u> <u>Rail boundary setback</u> <u>1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.</u> "
373.96	KiwiRail Holdings Limited - Sheena McGuire	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	General	Amend	Insert new 'rail boundary setback' Matters of Discretion for all Commercial and Mixed Use Zones.	Insert new CMUZ matter of discretion:  " <u>XXXX-MDXX - Rail boundary setback</u> <u>Rail boundary setback</u> <u>1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.</u> "
373.97	KiwiRail Holdings Limited - Sheena McGuire	OSRZ - Matters of Control or Discretion for all Open Space Zones	Matters of Control or Discretion for all Open Space and Recreation Zones	General	Amend	Insert new 'rail boundary setback' matters of discretion for all Open Space and Recreation Zones.	Insert new Open Space and Recreation Zones matter of discretion:  " <u>XXXX-MDXX - Rail boundary setback</u>  <u>Rail boundary setback</u>  <u>1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.</u> "
373.98	KiwiRail Holdings Limited - Sheena McGuire	KRH - KiwiRail Holdings Ltd	General	General	Amend	There are areas where existing railway lines cross over roads which have not been designated, as previously requested, as well as three railway bridges within the existing rail corridor.	Amend planning maps in the following locations as shown in map extracts in pink overlay, subject areas shown in red circle (blue underlay is the existing designation) (see maps attached to submission):  Main North Line Bridge 19 Main North Line Bridge 21 and Mill Road level crossing Bramleys Road level crossing Marsh Road and Dunlops Road level crossings Boys Road level crossing Northbrook Road level crossing Main North Line Bridge 29 High Street level crossing Coldstream Road level crossing High Street level crossing Beatties Road level crossing and alignment Toppings Road level crossing Boyces Road level crossing Harleston Road level crossing Upper Sefton Road level crossing Rangiora Leithfield Road level crossing
373.99	KiwiRail Holdings Limited - Sheena McGuire	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Matters of Discretion	EI-MD9	Support	Support the ability to construct and extend vehicle access tracks, as a permitted activity in all zones in EI-MD9. Vehicle access to the rail corridor is required in order to undertake inspections and regular maintenance of the rail network.	Retain EI-MD9 as notified.
373.100	KiwiRail Holdings Limited - Sheena McGuire	TRAN - Ranga waka - Transport	Matters of Discretion	TRAN-MD11	Support	Support the restricted discretionary activity status of high traffic generating activities and the matters of discretion outlined in TRAN-MD11. The requirement for a basic or full Integrated Transport Assessment, depending on traffic volume thresholds, will help to identify and manage the adverse effects of high traffic generator activities on the transport system including the rail network and any level crossings effected by the development.	Retain TRAN-MD11 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
373.101	KiwiRail Holdings Limited - Sheena McGuire	NOISE - Te orooro - Noise	Matters of Control/Discretion	General	Amend	Support permitted activity status of activities if appropriate mitigation measures are in place to ensure appropriate level of internal amenity is achieved in buildings adjacent to rail corridor. Recommends provisions to mitigate noise and vibration effects on all noise sensitive activities, as effects are not exclusive to residential activities, and to provide greater clarity around noise, ventilation, vibration. Noise and vibration effects can be felt 100m from rail corridor and, to effectively manage reverse sensitivity and support NOISE-O2 and NOISE-P3, the distance should be noise sensitive activities within 100m of a rail designation.	<p>Insert new NOISE-MDX:</p> <p>"Noise sensitive activities Residential units and minor residential units within 8100m of an arterial road, strategic road or rail designation</p> <p><u>Indoor railway noise</u></p> <p><u>1. Any new building or alteration to an existing building shall be designed, constructed and maintained to achieve indoor design noise levels resulting from the railway not exceeding the maximum values in the following table:</u></p> <p><b><u>Building type: Residential</u></b>  <b><u>Occupancy/activity:</u></b> Sleeping spaces  <b><u>Maximum railway noise level LAeq(1h):</u></b> 35 dB  <b><u>Occupancy/activity:</u></b> All other habitable rooms  <b><u>Maximum railway noise level LAeq(1h):</u></b> 40 dB  <b><u>Building type: Education</u></b>  <b><u>Occupancy/activity:</u></b> Lecture rooms/theatres, music studios, assembly halls  <b><u>Maximum railway noise level LAeq(1h):</u></b> 35 dB  <b><u>Occupancy/activity:</u></b> Teaching areas, conference rooms, drama studios, sleeping areas  <b><u>Maximum railway noise level LAeq(1h):</u></b> 40 dB  <b><u>Occupancy/activity:</u></b> Libraries  <b><u>Maximum railway noise level LAeq(1h):</u></b> 45 dB  <b><u>Building type: Health</u></b>  <b><u>Occupancy/activity:</u></b> Overnight medical care, wards  <b><u>Maximum railway noise level LAeq(1h):</u></b> 40 dB  <b><u>Occupancy/activity:</u></b> Clinics, consulting rooms, theatres, nurses' stations  <b><u>Maximum railway noise level LAeq(1h):</u></b> 45 dB</p> <p><b><u>Building type: Cultural</u></b>  <b><u>Occupancy/activity:</u></b> Places of worship, marae  <b><u>Maximum railway noise level LAeq(1h):</u></b> 35 dB</p> <p><u>Mechanical ventilation</u></p> <p><u>2. If windows must be closed to achieve the design noise levels in clause, the building is designed, constructed and maintained with a mechanical ventilation system that</u></p> <p><u>(a) For habitable rooms for a residential activity, achieves the following requirements:</u></p> <p><u>i. provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and</u></p> <p><u>ii. is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and</u></p> <p><u>iii. provides relief for equivalent volumes of spill air;</u></p> <p><u>iv. provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and</u></p> <p><u>v. does not generate more than 35 dB LAeq(30s) when measured 1 metre away from any grille or diffuser.</u></p> <p><u>(b) For other spaces, is as determined by a suitably qualified and experienced person.</u></p> <p><u>Indoor railway vibration</u></p> <p><u>3. Any new buildings or alterations to existing buildings containing an activity sensitive to noise, closer than 60 metres from the boundary of a railway network:</u></p> <p><u>(a) is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vv.95 or</u></p> <p><u>(b) is a single-storey framed residential building with:</u></p> <p><u>i. a constant level floor slab on a full-surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and</u></p> <p><u>ii. vibration isolation separating the sides of the floor slab from the ground; and</u></p> <p><u>iii. no rigid connections between the building and the ground.</u></p> <p><u>4.A report is submitted to the council demonstrating compliance with clauses (1) to (3) above (as relevant) prior to the construction or alteration of any building containing an activity sensitive to noise. In the design:</u></p> <p><u>(a) railway noise is assumed to be 70 LAeq(1h) at a distance of 12 metres from the track, and must be deemed to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres."</u></p>



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
374.1	Robert Derek Jose	Planning Maps	General	General	Amend	<p>Oppose Rural Lifestyle zoning of San Dona area of Mandeville, including 23 Velino Place.</p> <p>Purchased property in 2002 primarily to grow olives. However, despite extensive efforts, it was ultimately determined that the climate was unsuitable to produce olives in commercial quantities. The majority of olive trees in San Dona have since been removed, and maintaining these 2ha properties can be challenging.</p> <p>Seek the San Dona area to be rezoned Large Lot Residential. It is located nearer to Christchurch than Swannanoa and Loburn and the area is well serviced within close proximity to Mandeville's amenities.</p>	Rezone San Dona area and 23 Velino Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.
375.1	Steven and; Leisa Williams	Planning Maps	General	General	Oppose	<p>Oppose the Rural Lifestyle zoning of 134 Vicenza Drive and the San Dona area of Mandeville and seek rezone to Large Lot Residential Zone. The San Dona Olive Grove is financially unviable and residents should be able to subdivide their 4ha sections for financial gain, provide for infill housing and to align the subdivision with the wider Mandeville area.</p> <p>Rezoning would provide more efficient use of space, enable elderly residents to remain in their homes, financially support family members, and contribute to housing supply and rates. San Dona is treated by Council as a residential area already by the provision of 3 waters reticulation, rubbish collection, street lighting and 50km speed limit. Infill development is preferred to greenfield development. The area is a low flood risk and low natural hazard risk.</p>	Rezone 134 Vicenza Drive and the San Dona area from Rural Lifestyle Zone to Large Lot Residential Zone.
376.1	Allan Wilkinson	Planning Maps	General	General	Amend	<p>Rezone 142 Verona Place, and San Dona, which is within the Mandeville Growth Boundary, from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ), consistent with the rest of Mandeville. San Dona, apart from its green lawns, is indistinguishable in appearance from other surrounding Large Lot Residential subdivisions, and it has services, amenities, and lot sizes (1-1.5ha) common to residential, not rural, areas.</p> <p>Lot sizes are unsuitable for effective production and rezoning would allow landowners to find a more practical use for the land than olives which was not financially viable as the climate was unsuitable.</p> <p>Subdividing to smaller blocks would be less maintenance, provide financial benefits, a better balance of age groups in the community, better utilise land, and provide housing supply in a rural setting, where there is established planting, rather than greenfield. This would avoid urban sprawl, loss of productive rural land, and reverse sensitivity effects.</p> <p>The area has low natural hazard risk, free from transportation/engineering issues and has suitable infrastructure. LLRZ-O1 can be achieved.</p>	Rezone the San Dona area, including 142 Verona Place, to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.
377.1	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	General	General	Amend	<p>The purpose of this submission is to both support the provisions and seek amendments to the extent of zoning of the Special Purpose Zone (Pegasus Resort) (SPZ(PR)), as well as to seek further amendments to the SPZ(PR), including amending the proposed Outline Development Plan (ODP), Design Guidelines and plan provisions. Support, in part, the rezoning of land contained within the SPZ(PR) zone boundary. However, consider the SPZ(PR) should be extended to encompass the site at 1250 Main North Road, and several small adjoining areas of land, and extend the SPZ(PR) ODP to cover the subject site, with the adoption of two new activity areas to provide for a range of agricultural tourism activities and a limited amount of complementary and well-designed medium density residential activities.</p>	The SPZ(PR) and its associated Pegasus Resort ODP and Pegasus Design Guidelines be adopted along with amendments requested in the submission.
377.2	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	General	General	Support	<p>Support the rezoning of the main Special Purpose Zone - Pegasus Resort (SPZ(PR)) and the general intent of the SPZ(PR) provisions to develop a high-quality tourist destination, centred around the existing golf course.</p>	The Special Purpose Zone - Pegasus Resort and its associated Pegasus Resort Outline Development Plan and Pegasus Design Guidelines be adopted along with amendments requested in the submission.
377.3	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	Appendices	SPZ(PR)-APP1	Amend	<p>Seek that the existing Outline Development Plan (ODP) covering the Special Purpose Zone -Pegasus Resort (SPZ(PR)) is amended to incorporate the site at 1250 Main North Road and small areas of adjacent land, including the provision of two new activity areas: Activity Area 7B – Medium Density Residential, and Activity Area 8 – Agricultural Tourism. An indicative updated and amended version of this ODP is provided, as well as additional technical reports and assessment to underpin how the proposed ODP has been derived and to support its inclusion within SPZ(PR) (refer to full submission for further details).</p>	The Special Purpose Zone – Pegasus Resort and its associated Pegasus Resort Outline Development Plan and Pegasus Design Guidelines be adopted along with amendments requested by the submitter.
377.4	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	Introduction	Introduction	Amend	<p>Amend the Introduction of the Special Purpose Zone - Pegasus Resort (SPZ(PR)) to incorporate the submitter's request for additional activity areas at 1250 Main North Road, and the inclusion of area descriptions Activity Area 7B: Medium Density Residential and Activity Area 8: Agricultural Tourism. These are envisaged to include a range of activities, such as farmers market and artisan product sellers showcasing local artisan wines, food and art/craft products, family orientated local tourism attractions, education, cultural workshops, wellness/relaxation, visitor accommodation, events, and residential activities. Additional evidence to support the inclusion of these activities within SPZ(PR) will be provided.</p>	Amend Special Purpose Zone - Pegasus Resort introduction to incorporate the new activity areas Activity Area 7B – Medium Density Residential, and Activity Area 8 – Agricultural Tourism, at 1250 Main North Road.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
377.5	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	Objectives	SPZ(PR)-O1	Amend	Seeks amendment to SPZ(PR)-O1 to include reference to the establishment of medium density residential activity and agricultural tourism activities, and/or add a new objective if necessary, in order to give effect to the submitter's request to provide for a range of proposed activities (market/agricultural tourism/wellness/events/visitor accommodation/residential) within the expanded Outline Development Plan area for 1250 Main North Road.	Amend SPZ(PR)-O1 to include reference to the establishment of medium density residential activity and agricultural tourism activities, and/or add a new objective if necessary.
377.6	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	Policies	SPZ(PR)-P1	Amend	Amend SPZ(PR)-P1 to include reference to medium density residential and agricultural tourism in order to give effect to the submitter's request to provide for market/agricultural tourism/wellness/events/visitor accommodation/residential activities in the new Outline Development Plan area at 1250 Main North Road. Supporting evidence to be provided at hearing stage.	Amend SPZ(PR)-P1 to include reference to medium density residential and agricultural tourism.
377.7	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	Policies	SPZ(PR)-P4	Amend	Amend SPZ(PR)-P4 (provision of commercial activities) to ensure agricultural tourism commercial activities are provided for in order to give effect to the submitter's request to provide for market/agricultural tourism/wellness/events/visitor accommodation/residential activities within the new Outline Development Plan area at 1250 Main North Road. Supporting evidence to be provided at hearing stage.	Amend SPZ(PR)-P4 (provision of commercial activities) to ensure agricultural tourism commercial activities are provided for.
377.8	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	Policies	SPZ(PR)-P5	Amend	Amend SPZ(PR)-P5 (urban design elements) to add scope for the consideration of agricultural architecture design within Activity Area 8 (Agricultural Tourism) in order to give effect to the submitter's request to provide for market/agricultural tourism/wellness/events/visitor accommodation/residential activities in the new Outline Development Plan area at 1250 Main North Road. Supporting evidence to be provided at hearing stage.	Amend SPZ(PR)-P5 (urban design elements) to add scope for the consideration of agricultural architecture design within Activity Area 8 (Agricultural Tourism).
377.9	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	Policies	SPZ(PR)-P9	Amend	Amend SPZ(PR)-P9 (residential development) and/or inclusion of a new policy to provide for medium density residential activity within proposed Activity Area 7B (Medium Density Residential in order to give effect to the submitter's request to provide for market/agricultural tourism/wellness/events/visitor accommodation/residential activities in the new Outline Development Plan area at 1250 Main North Road. Supporting evidence to be provided at hearing stage.	Amend SPZ(PR)-P9 (residential development), and/or add a new policy, to provide for medium density residential activity within proposed Activity Area 7B (Medium Density Residential).
377.10	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	Policies	General	Amend	To ensure the effective delivery of the range of proposed activities (market/agricultural tourism/wellness/events/visitor accommodation/residential) in the new Outline Development Plan area for the site at 1250 Main North Road, include a new policy or policies which specifically relate to proposed Activity Areas 7B (Medium Density Residential) and 8 (Agricultural Tourism) and which enables the establishment of the proposed activities. Supporting evidence to be provided at hearing stage.	Amend to include a new policy or policies which specifically relate to proposed Activity Areas 7B (Medium Density Residential) and 8 (Agricultural Tourism) and which enables the establishment of the proposed activities.
377.11	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	Activity Rules	General	Amend	To ensure the effective delivery of the range of proposed activities (market/agricultural tourism/wellness/events/visitor accommodation/residential) in the new Outline Development Plan area for the site at 1250 Main North Road, request amendments to the Special Purpose Zone – Pegasus Resort activity rule framework that relate specifically to the new medium density residential area and agricultural tourism area. Supporting evidence to be provided at hearing stage.	Amend the Special Purpose Zone – Pegasus Resort activity rule framework to incorporate the new activity areas (Activity Area 7B – Medium Density Residential and Activity Area 8 – Agricultural Tourism) on the site at 1250 Main North Road.
377.12	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	Built Form Standards	General	Amend	Amend Special Purpose Zone – Pegasus Resort built form standards to include reference to medium density residential and agricultural tourism in order to give effect to the submitter's request to provide for market/agricultural tourism/wellness/events/visitor accommodation/residential activities in the new Outline Development Plan area at 1250 Main North Road. Supporting evidence to be provided at hearing stage.	Amend the Special Purpose Zone – Pegasus Resort built form standards to incorporate the new activity areas (Activity Area 7B – Medium Density Residential and Activity Area 8 – Agricultural Tourism) at 1250 Main North Road.
377.13	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	Matters of Control or Discretion	General	Amend	Amend Special Purpose Zone – Pegasus Resort matters of control and discretion to include reference to medium density residential and agricultural tourism in order to give effect to the submitter's request to provide for market/agricultural tourism/wellness/events/visitor accommodation/residential activities in the new Outline Development Plan area at 1250 Main North Road. Supporting evidence to be provided at hearing stage.	Amend the Special Purpose Zone – Pegasus Resort matters of control and discretion to incorporate the new activity areas (Activity Area 7B – Medium Density Residential and Activity Area 8 – Agricultural Tourism) on the site at 1250 Main North Road.
377.14	DEXIN Investment Limited - C/- 4Sight Consulting Limited	Definitions	General	General	Amend	Seek a definition of 'agricultural tourism activities' to ensure the effective delivery of the market/agricultural tourism/wellness/events/visitor accommodation/residential activities proposed within the new Outline Development Plan area at 1250 Main North Road as the intended activities are not sufficiently covered by the 'commercial golf resort activity' definition.	Include a new definition of 'agricultural tourism activities'.
377.15	DEXIN Investment Limited - C/- 4Sight Consulting Limited	PR - Pegasus Resort	Appendices	SPZ(PR)-APP2	Amend	Amend SPZ(PR)-APP2 – Pegasus Design Guidelines in order to incorporate design guidelines for Activity Areas 7B (medium density residential housing) and 8 (agricultural tourism activity area) which are new areas proposed by the submitter for 1250 Main North Road. Seeks amendment to general sections of SPZ(PR)-APP2 – Pegasus Design Guidelines (Section 1 Introduction, Section 2 Built Form, Section 2.7 Access, Section 2.8 Safety, Section 3 Landscape, Appendix 1) as required. Submitter intends to develop bespoke design guidelines for these areas by consulting with local iwi and engaging technical specialists. It intends to provide these guidelines, along with other supporting evidence, at the hearing.	Incorporate proposed design guidelines for proposed Activity Areas 7B and 8 at 1250 Main North Road into the SPZ(PR)-APP2 – Pegasus Design Guidelines. Amend the general sections (Section 1 Introduction, Section 2 Built Form, Section 2.7 Access, Section 2.8 Safety, Section 3 Landscape, Appendix 1) of the SPZ(PR)-APP2 - Pegasus Design Guidelines as required.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
377.16	DEXIN Investment Limited - C/- 4Sight Consulting Limited	Planning Maps	General	General	Oppose	Oppose the proposed Rural Lifestyle zoning of 1250 Main North Road. Seek to expand the proposed SPZ(PR) zone boundary to include land at 1250 Main North Road. Limited additional strips of land adjacent to the 1250 Main North Road site will also be included. Adding the 1250 Main North Road site to the SPZ(PR) is a natural extension of the zone. The site is in an extremely prominent location, ideally suited to the development of a tourist destination. The site is considered to be the gateway to Pegasus Village and has the potential to become a flagship site drawing tourists off the main highway towards the SPZ(PR) and Pegasus township.	Rezone Part Rural Section 864 (contained in record of title CB21A/964) from Rural Lifestyle Zone to Special Purpose Zone - Pegasus Resort.
377.17	DEXIN Investment Limited - C/- 4Sight Consulting Limited	Planning Maps	General	General	Amend	Supports in part the extent of the proposed SPZ(PR), as notified. Seek to expand the proposed SPZ(PR) zone boundary to include land at 1250 Main North Road. Limited additional strips of land adjacent to the 1250 Main North Road site will also be included. Adding the 1250 Main North Road site to the SPZ(PR) is a natural extension of the zone. The site is in an extremely prominent location, ideally suited to the development of a tourist destination. The site is considered to be the gateway to Pegasus Village and has the potential to become a flagship site drawing tourists off the main highway towards the SPZ(PR) and Pegasus township.	Seek that the following land parcels contained within the proposed SPZ(PR) Activity Area 6 (Golf Course) remain within the SPZ(PR), but may necessitate a change to their Activity Area overlay within the SPZ(PR) ODP: - Part of Lots 97, 208 and 700 DP 417391 (contained in record of title 884357) and - Strip of land to the north of the site which is currently a conservation purposes Drain Reserve Red Map 58 (No certificate of title).
377.18	DEXIN Investment Limited - C/- 4Sight Consulting Limited	General	General	General	Amend	Associated changes to the general district plan provisions may be required to ensure development within the 1250 Main North Road site, and the associated small adjacent areas of land is suitably enabled. Seeks to ensure any amendments to district-wide provisions where they are relevant to development of the subject site are provided for.	Seek relief to enable any amendments to proposed district-wide plan provisions which apply to the subject site, where they do not align with the development intention of this submission. Any proposed changes to the district wide provisions would be identified and circulated to submitters prior to the hearing.
378.1	John Victor Mudgway	Planning Maps	General	General	Oppose	Oppose Rural Lifestyle zoning of Mandeville, including the San Dona area. Rezone to Large Lot Residential Zone.	Rezone the San Dona area to Large Lot Residential Zone, instead of the Rural Lifestyle Zone.
378.2	John Victor Mudgway	RLZ - Rural Lifestyle Zone	General	General	Oppose	Oppose Rural Lifestyle zoning of Mandeville, including the San Dona area. Rezone to Large Lot Residential Zone.	Rezone the San Dona area to Large Lot Residential Zone, instead of Rural Lifestyle Zone.
379.1	Stan and; Sue McGaffin	Planning Maps	General	General	Amend	Rezone 1055 Downs Rd, West Eyreton from General Rural Zone to either Rural Lifestyle Zone or Large Lot Residential Zone. Purchased 12ha property with intention to subdivide into three 4ha lots to fund retirement. The property is close to West Eyreton School, a pick-up point for pupils from Oxford and Rangiora, and on a main route to Christchurch (Tram Rd). There is rural residential development to the north and a dairy farm to the south.	Rezone 1055 Downs Rd, West Eyreton to either Rural Lifestyle Zone or Large Lot Residential Zone to enable 4ha lot subdivision.
380.1	Lachlan James and; Gloria Grace MacKintosh	Planning Maps	General	General	Amend	Seek Large Lot Residential Zone Overlay to apply to 194 Cones Road, Ashley. This is a long narrow lot which would suit smaller lot sizes, and could create access to roading (Cones Road), sewer and water, and a water pump station for the lots to the east of the property which have the same zoning.	Rezone 194 Cones Road to Large Lot Residential Zone Overlay.
381.1	Michael and; Jo Tyree	Planning Maps	General	General	Oppose	Rezone San Dona and 38 Sillano Place, which is within the Mandeville Growth Boundary, from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ), consistent with the rest of Mandeville.  Submitter has lived in San Dona for almost 10 years and would like to continue to do so, and subdivide to help family get onto property market.  San Dona, apart from its green lawns, is indistinguishable in appearance from other surrounding LLRZ subdivisions, and it has services, amenities, and lot sizes (1-1.5ha) common to residential, not rural, areas.  Lot sizes are unsuitable for effective production and rezoning would allow landowners to find a more practical use for the land than olives which was not financially viable as the climate was unsuitable.  Subdividing to smaller blocks would be less maintenance, provide financial benefits (including increasing rating base), a better balance of age groups in the community, better utilise land, and provide housing supply in a rural setting, where there is established planting, rather than greenfield. This would avoid urban sprawl, loss of productive rural land, and reverse sensitivity effects.  The area has low natural hazard risk, free from transportation/engineering issues and has suitable infrastructure. LLRZ-O1 can be achieved.	Rezone 38 Sillano Place and San Dona area of Mandeville Large Lot Residential Zone.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
381.2	Michael and; Jo Tyree	RLZ - Rural Lifestyle Zone	General	General	Oppose	<p>Rezone San Dona, including 38 Sillano Place, which is within the Mandeville Growth Boundary, from Rural Lifestyle Zone to Large Lot Residential Zone, consistent with the rest of Mandeville.</p> <p>Submitter has lived in San Dona for almost 10 years and would like to continue to do so, and subdivide to help family get onto property market.</p> <p>San Dona, apart from its green lawns, is indistinguishable in appearance from other surrounding Large Lot Residential subdivisions, and it has services, amenities, and lot sizes (1-1.5ha) common to residential, not rural, areas.</p> <p>Lot sizes are unsuitable for effective production and rezoning would allow landowners to find a more practical use for the land than olives which was not financially viable as the climate was unsuitable.</p> <p>Subdividing to smaller blocks would be less maintenance, provide financial benefits (including increasing rating base), a better balance of age groups in the community, better utilise land, and provide housing supply in a rural setting, where there is established planting, rather than greenfield. This would avoid urban sprawl, loss of productive rural land, and reverse sensitivity effects.</p> <p>The area has low natural hazard risk, free from transportation/engineering issues and has suitable infrastructure. LLRZ-O1 can be achieved.</p>	Rezone 38 Sillano Place and San Dona area of Mandeville to Large Lot Residential Zone.
382.1	Dylan and Karen Sumers	Planning Maps	General	General	Oppose	<p>Rezone San Dona, including 197 Siena Place, Mandeville to Large Lot Residential Zone (LLRZ).</p> <p>Submitter moved to San Dona 16 years ago, and has become surrounded by more large lot subdivision and a shopping centre. The nature of the block they live on means they will not be able to subdivide, however they see no reason why the area cannot be rezoned.</p> <p>Submitter has not benefited from new sewerage infrastructure, like private developers have. Considers, with infrastructure already in place, if zoned LLRZ, there will be minimal cost to the council and less destruction of valuable farmland for housing.</p>	Rezone San Dona and 197 Siena Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.
382.2	Dylan and Karen Sumers	RLZ - Rural Lifestyle Zone	General	General	Oppose	<p>Rezone San Dona, including 197 Siena Place, Mandeville to Large Lot Residential Zone (LLRZ).</p> <p>Submitter moved to San Dona 16 years ago, and has become surrounded by more large lot subdivision and a shopping centre. The nature of the block they live on means they will not be able to subdivide, however they see no reason why the area cannot be rezoned.</p> <p>Submitter has not benefited from new sewerage infrastructure, like private developers have. Considers, with infrastructure already in place, if zoned LLRZ, there will be minimal cost to the council and less destruction of valuable farmland for housing.</p>	Rezone San Dona area and 197 Siena Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.
383.1	Martin Bennett	Planning Maps	General	General	Oppose	<p>Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ).</p> <p>Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.</p> <p>Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.</p> <p>An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.</p>	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
384.1	Alan Cuthbertson	Planning Maps	General	General	Oppose	<p>Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ). Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.</p> <p>Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.</p> <p>An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.</p>	Rezone 464 and 474 Mandeville Road to Local Centre Zone.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
385.1	Lois Anne Skerten	Planning Maps	General	General	Oppose	Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ). Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface. Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal. An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
386.1	Michael John King	Planning Maps	General	General	Oppose	Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ). Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface. Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal. An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
387.1	Steve Belworthy	Planning Maps	General	General	Oppose	Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ). Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface. Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal. An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
388.1	Ray and; Karen Harpur	Planning Maps	General	General	Amend	Rezone 168 Vicenza Drive, Mandeville, and the San Dona area from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ). Submitter has provided a list of residents who are in favour of Large Lot Residential zoning, and a map of where they live, a history of San Dona, and information about three waters. Considers three waters should not be a reason to not allow the zone change. Residents have carried out own survey which found over 80% were in favour of zone change, they have held meetings, and a summary of statements has been included with the submission. Considers San Dona has more in common with LLRZ, than RLZ, and the special character would remain unchanged if rezoned. (Refer to full submission for additional reasoning)	Rezone San Dona area and 168 Vicenza Drive to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.
389.1	Lisa Anne Reidie	Planning Maps	General	General	Oppose	Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ). Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface. Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal. An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
390.1	Nicola Jackson	Planning Maps	General	General	Oppose	Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ). Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface. Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal. An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.	Rezone 464 and 474 Mandeville Road to Local Centre Zone.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
391.1	Gregory E Kelley	SER - South East Rangiora	Appendix	Land	Amend	<p>Concerned regarding the future potential development of the South East Rangiora Development area.</p> <p>The scale and infrastructure will endanger the Cam River. Family remember the Cam River only drying up once in the past however since purchase of property at 479 Rangiora Woodend Road nine years ago it has dried up four times. Attributes this to drainage, stormwater channels and dry wells in the Northbrook/Goodwin Street area. This endangers native and endemic fauna. The area to the south of the property are partial wetlands and springs with additional native species (crayfish) that do not want to see threatened.</p> <p>The development area runs close to property's western boundary and well. Health and safety concerns about water supply becoming contaminated by storm, waste water or pollution from roading and walkways or flood events. The Proposed District Plan notes there are artesian springs in the area which property is connected to at a minimum through the well and aquifer.</p> <p>Concerned that plans for infrastructure, particularly setbacks from water sources, are not well defined and insufficient.</p>	<p>Seek consideration and assurance of the protection of the Cam River and local fauna, and protection of water supply.</p> <p>Rezone 479 Rangiora Woodend Road to Residential/General Residential Zone.</p> <p>8500m<sup>2</sup> of the property is available for subdivision outside of the South East Rangiora Development Area (SER) and is currently zoned Rural Lifestyle Zone. The SER abuts the property's western boundaries and will degrade future potential property value.</p> <p>The Proposed District Plan has little or no mention of compensation or remediation and on-going responsibility for negative impacts on surrounding properties caused by the development. Enabling subdivision of the property by rezoning to residential could provide means of recourse should remediation be required to keep property viable, and would be disadvantaged without this option. This could also give options to protect the Cam River and water security.</p>
392.1	Jackie Breen	Planning Maps	General	General	Oppose	<p>Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ).</p> <p>Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.</p> <p>Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.</p> <p>An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.</p>	Rezone 464 and 474 Mandeville Road to Local Centre Zone.
393.1	Lisa Anne Reidie	Planning Maps	General	General	Support	Support Large Lot Residential zoning of 1 Truro Close as it uses existing Council infrastructure, the area is near the Mandeville Shopping Centre and Mandeville Sports Ground, and it will help increase the area's limited housing supply.	Retain Large Lot Residential zoning for 1 Truro Close.
394.1	David Butt Catherine Butt	Planning Maps	General	General	Support	Support Settlement Zone at Woodend Beach, south of Stalkers Rd and west of Ferry Road for the full extent of the zone.	Retain the current Settlement Zone at Woodend Beach.
394.1	David Butt Catherine Butt	Planning Maps	General	General	Support	Support Settlement Zone at Woodend Beach, south of Stalkers Rd and west of Ferry Road for the full extent of the zone.	Retain the current Settlement Zone at Woodend Beach.
395.1	John Adair	Planning Maps	General	General	Amend	The land from Bowler Street to and including 21 Courtney Drive was previously residential and should remain so.	Extend mixed use zone past Bowler St to and including 21 Courtney Drive, Kaiapoi.
396.1	Bonghee and Moonok Cho	Planning Maps	General	General	Oppose	<p>Oppose the Rural Lifestyle zoning (RLZ) of 87 Velino Place and the San Dona area and request rezoning to Large Lot Residential Zone (LLRZ).</p> <p>Lot sizes in San Dona are between 1 and 1.5ha unsuitable for effective production yet require too much maintenance, and are below the minimum lot size of 4ha for RLZ. Council approved development of San Dona based on financial viability of the olive grove, however since this is not financially viable owners should be able to subdivide for their financial benefit, to provide infill housing and support family, and align San Dona with the wider Mandeville area. Infrastructure and amenities are already available.</p>	Rezone 87 Velino Place and the San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone.
396.2	Bonghee and Moonok Cho	RLZ - Rural Lifestyle Zone	General	General	Oppose	<p>Oppose the Rural Lifestyle zoning (RLZ) of 87 Velino Place and the San Dona area and request rezoning to Large Lot Residential Zone.</p> <p>Lot sizes in San Dona are between 1 and 1.5ha unsuitable for effective production yet require too much maintenance, and are below the minimum lot size of 4ha for RLZ. Council approved development of San Dona based on financial viability of the olive grove, however since this is not financially viable owners should be able to subdivide for their financial benefit, to provide infill housing and support family, and align San Dona with the wider Mandeville area. Infrastructure and amenities are already available.</p>	Rezone 87 Velino Place and the San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone.
397.1	Catherine Butt	Planning Maps	General	General	Support	Support Settlement Zone at Woodend Beach, south of Stalkers Rd and west of Ferry Road for the full extent of the zone.	Retain the current Settlement Zone at Woodend Beach.
398.1	John, Raelene, Darron and; Rachelle Reekers	Planning Maps	General	General	Oppose	<p>Oppose the Rural Lifestyle zoning of San Dona area of Mandeville.</p> <p>Others in very close proximity are able to have smaller lots and would like to be treated equally. Smaller lots are more desirable and easier to maintain, and ability to subdivide would enable sale of affordable land to family.</p> <p>The area is not affected by flooding, the road speed limits have been reduced, and there is access to services and facilities. The intersection of Tram Road/Bradleys Road is proposed to become a roundabout proving this to be a residential area.</p>	Rezone the San Dona area of Mandeville to Large Lot Residential Zone (LLRZ) and that LLRZ rules apply.
399.1	Ronnie Dawe	Planning Maps	General	General	Support	Support Settlement Zone at Woodend Beach, south of Stalkers Rd and west of Ferry Road for the full extent of the zone.	Retain the current Settlement Zone at Woodend Beach.
400.1	Helen and; Peter Maxwell Walker	General	General	General	Amend	Do not allow relocatable homes on empty sections unless there are clear guidelines for tidy up and placement on foundations and inform neighbours of the plan.	Before placing relocatable homes on empty sections provide clear guidelines for tidy up and placement on foundations. 6 months is a reasonable time frame for placement on foundations.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
401.1	Patrick Shepherd and Jeanette Colman	Planning Maps	General	General	Oppose	<p>Rezone 154 Siena Place, Mandeville, and San Dona from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ), the same as the rest of Mandeville. San Dona can achieve the objectives of the LLRZ.</p> <p>RLZ requires a minimum area of 4ha yet no property in San Dona meets this requirement.</p> <p>The area is rural-residential lifestyle living, not rural, and is provided with all the same amenities as surrounding LLRZ (e.g. water reticulation, sewage reticulation, stormwater reticulation), rubbish and recycling bins, some street lighting and a 50kph speed limit.</p> <p>Landowners should be permitted to find a more practical use for the land after the failure of the olive oil venture, and existing lot sizes require too much maintenance. Brownfield infill development will provide additional housing without developing greenfield sites and productive farm land, and would enable elderly residents to continue living in their homes while at the same time making properties available to young families.</p>	Rezone 154 Siena Place and San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone. Further amendments to support subdivision, use and development.
402.1	Heather Ann Cheetham	KN - Kainga Nohoanga	Activity Rules – Special Purpose Zone (Kainga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1	SPZ(KN)-R24	Oppose	<p>Opposes SPZ-KN-R24 unless amendment made to allow all New Zealanders build a home on their rural small holding in the Māori Reserve 873. If the land title was always small and not subdivided anyone should be able to build not just descendants. Most blocks on the Māori Reserve 873 are smaller size and had been sold by these descendants so it would be unfair that now the landowners cannot build but the descendants can.</p>	That any land owner can build a house on their own rural small block of land in the Māori Reserve.
403.1	Neil Eades	KN - Kainga Nohoanga	SPZ(KN) - Special Purpose Zone - Kainga Nohoanga	General	Amend	<p>Land not held as Māori land is disadvantaged by the new Special Purpose Zone Kāinga Nohoanga provisions. All property owners should be able to build and live on their block of land the same as proposed for Māori descendants. By not changing the plan all landowners on the Māori Reserve are disadvantaged.</p>	Amend plan to enable anyone within the Special Purpose Zone Kainga Nohoanga to build one home on their small rural block of less than 4ha if that was the original size on the title.
404.1	Malcolm Stewart and Pauline Janet Robertshaw	RLZ - Rural Lifestyle Zone	General	General	Amend	<p>Rezone 27 Velino Place and the wider San Dona development from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ). San Dona was intended to produce commercial olive oil, and a minimum section size of 1.45ha of which 1ha would be planted in olive trees, was agreed between the developer and the Council. Since the venture failed and some residents have removed their olive trees, the remaining 1ha is too small to sustain a commercial horticultural or agricultural venture and the most suitable use of this land is to provide housing.</p> <p>RLZ-P2 prohibits new sites of less than 4ha however this is three times the size of any San Dona section.</p> <p>Neighbouring subdivisions Millfield and Mandeville Park are zoned LLRZ, which share features such as a 50km speed limit, council provided rubbish and recycling collections, drinking water supply from a common source, grey water disposal via a common reticulated system, and storm water disposal via an interconnected system, with the only notable difference being the section size of about 0.4 to 0.5ha.</p>	Rezone 27 Velino Place and the wider San Dona development from Rural Lifestyle Zone to Large Lot Residential Zone.
405.1	Graeme Stevenson Sharp and; Diane Lindsay Brandish	KR - Kaiapoi Regeneration	General	General	Oppose	<p>Oppose the inclusion of Commercial and/or Industrial activity in the Special Purpose Zone - Kaiapoi Regeneration. Allowing building on the red zoned land is a betrayal of what residents were informed of, that is: that the land could not be built on. Whilst property values have held up reasonably well in the remaining residential area the introduction of commercial/industrial activity immediately adjacent to the houses will have a negative impact on values. Further, such activity will increase all types of vehicular traffic creating noise, vibration and parking issues on a road clearly unsuitable for such traffic.</p>	<p>If the land can be repatriated to a level where building can be sustained, such building must be residential. If for no other reason, the Council has a moral obligation to its citizens, having previously been complicit in the decision that the land was no longer suitable for buildings after the earthquakes.</p> <p>Alternatively, if housing cannot be rebuilt on the land it should be given over to either parkland, low noise and traffic impact recreational purposes or such things along the lines of the Honda Forest with walking tracks etc.</p> <p>Any decision on land use in the Special Purpose Zone - Kaiapoi Regeneration Zone must enhance the sense of community and not detract from it. Commercial/Industrial activity will have a negative effect on the community.</p>
406.1	Karen Ronda Scott	KR - Kaiapoi Regeneration	Activity Rules	General	Oppose	<p>Oppose the inclusion of Commercial and /or Industrial activity in the Special Purpose Zone - Kaiapoi Regeneration. To consider allowing building on the red zoned land is a betrayal of what residents were informed of, that is: that the land could not be built on. Whilst property values have held up reasonably well in the remaining residential area, the introduction of Commercial/Industrial activity immediately adjacent to the houses will have a negative impact on values. Further, such activity will increase all types of vehicular traffic creating noise, vibration and parking issues on a road clearly unsuitable for such traffic.</p>	<p>If the land can be repatriated to a level where building can be sustained, such building must be residential. If for no other reason, the Council has a moral obligation to its citizens, having previously been complicit in the decision that the land was no longer suitable for buildings after the earthquakes.</p> <p>Alternatively, if housing cannot be rebuilt on the land it should be given over to either parkland, low noise and traffic impact recreational purposes or such things along the lines of the Honda Forest with walking tracks etc.</p> <p>Above all, any decision on land use in the Special Purpose Zone - Kaiapoi Regeneration Zone must enhance the sense of community and not detract from it. Commercial/Industrial activity will have a negative effect on the community.</p>



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
407.1	Anderson Lloyd - Sarah Eveleigh	WR - West Rangiora	Development Areas Standards	DEV-WR-S1	Amend	Conditionally support Future Development Area approach, which relies on certification to enable urban development. Note issues with the certification criteria and process prescribed in DEV-WR-S1; if not addressed, DEV-WR-S1 will be uncertain, potentially unworkable, and unlawful. Concerned at lack of certification clause yet Chief Executive discretion. It does not require certification where the criteria are met. Amend DEV-WR-S1 to provide that the Chief Executive must certify the release of land where listed criteria met. The criteria contain a number of subjective and uncertain elements; amend to ensure criteria for certification are clear and avoid subjective or discretionary judgement. DEV-WR-S1(1) criterion (a) requires development to provide capacity to help achieve or exceed projected total residential demand; however any development will achieve this. This criterion does not require that a shortfall in residential capacity be identified for land to be released for development. Based on the Greater Christchurch Housing Development Capacity Assessment (July 2021); Future Development Areas (FDAs), including the West Rangiora Development Area, there should be no concern about managing the release of FDAs identified for residential supply, particularly as other criteria address the integration land use change with infrastructure provision. DEV-WR-S1(1) criterion (c), (e) and (f) do not provide a clear standard for certification, and enable the discretion of the Chief Executive as to whether sufficiency of assessments, mitigation or recommendations. The provisions create uncertainty, and will result in certification becoming unworkable and disputed. Such discretion outside a District Plan or resource consent process is likely unlawful. Matters essentially relate to detailed design for the management of geotechnical and flood risk, stormwater and transportation, which should be addressed at subdivision stage.	Delete criterion DEV-WR-S1(a), (c), (e), and (f) from the certification requirements. Such other relief as may be required to give effect to this submission.
407.2	Anderson Lloyd - Sarah Eveleigh	WR - West Rangiora	Introduction	Introduction	Amend	DEV-WR-S1 criterion (a) is that development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1. However, any new development will achieve this. This criterion does not require that a shortfall in residential capacity be identified in order for land to be released for development. Based on the Greater Christchurch Housing Development Capacity Assessment (July 2021); Future Development Areas (FDAs), including the West Rangiora Development Area, identified through Change 1 to the Canterbury Regional Policy Statement (CRPS); and changes to the National Policy Statement for Urban Development, there should be no concern about the need to manage the release of FDAs identified in the CRPS for residential supply reasons, particularly as other criteria address the integration of this change in land use with infrastructure provision. For these reasons, this submission seeks that criterion (a) be deleted from the certification requirements in DEV-WR-S1.	Amend the introduction to the West Rangiora Development Area provisions, to address the matters raised in this submission.
407.3	Anderson Lloyd - Sarah Eveleigh	WR - West Rangiora	Advice Notes	DEV-WR-AN1	Amend	Reference to staging plans occurs in DEV-WR-S1 certification criterion (g). Advice note DEV-WR-AN1, and Appendix DEV-WR-APP1. The requirement for a staging plan in criterion (g) may be acceptable, on the understanding that this staging plan relates only to the development which is the subject of the application for certification. Advice note DEV-WR-AN1 addresses the wider staging of land certification where more areas of land are requested to be released than can meet the certification criteria. It refers to land being released in accordance with the staging plan, but it is understood this relates to a staging plan for the entirety of the Development Area, not the staging plan referred to in criterion (g). No staging plan for the purposes of the Advice note is provided with the provisions. Where staging is necessary, support the proposed staging of development from the south to the north. Amendments to the Advice note DEV-WR-AN1 are sought to clarify that this is the approach to staging for the West Rangiora Development Area, and to remove the potential that the reference to a staging plan is interpreted as relating to staging plans required under criterion (g).	Amend DEV-WR-AN1 to clarify the approach to staging for the West Rangiora Development Area, and to remove the potential that the reference to a staging plan is interpreted as relating to staging plans required under criterion (g).
407.4	Anderson Lloyd - Sarah Eveleigh	Planning Maps	General	General	Amend	Rezone 237 Johns Road to General Residential and Medium Density Residential Zone to release land to efficiently and effectively provide necessary housing development capacity. Future Development Areas (FDA) are necessary to meet housing development capacity shortfall in the District. The National Policy Statement on Urban Development (NPSUD) directs that Council improve housing affordability by supporting competitive land and development markets, and ensuring sufficient development capacity to meet demand for housing in the short, medium and long term. In order to meet the requirement for capacity, land must be plan-enabled, meaning land is zoned for housing. For these reasons it is not necessary to hold back the release of FDAs to manage release of residential development capacity, and rezoning the land now better gives effect to the NPSUD, and saves the expenses of a plan change. To the extent that there are any infrastructure capacity reasons that the property or the wider West Rangiora Development Area cannot be developed now, that can be addressed through a staging rule in the Proposed District Plan. Rezoning will also assist the Council in carrying out its statutory duties under the Resource Management Act 1991, including section 32, and give effect to the Canterbury Regional Policy Statement.	Rezone 237 Johns Road to General Residential and Medium Density Residential Zone.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
408.1	Aurecon New Zealand Limited - Mark Allan	General	General	General	Oppose	Oppose the Proposed District Plan in its current form, or amend to reflect the issues raised further in this submission.	Reject the Proposed District Plan in its current form, or amend provisions to reflect the issues raised in this submission. Such other relief as may be required to give effect to this submission.
408.2	Aurecon New Zealand Limited - Mark Allan	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Support	Generally support SD-O2. Supports the focus of future growth within the identified areas in Rangiora (North-East Rangiora and South-East Rangiora Development Areas).	Retain SD-O2 as notified.
408.3	Aurecon New Zealand Limited - Mark Allan	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Support	Support UFD-O1. Support the Proposed District Plan's responsiveness to housing demand and development capacity, by enabling provisions that avoid unnecessary consenting processes and consequential delays, costs, and uncertainty for development.	Retain UFD-O1 as notified.
408.4	Aurecon New Zealand Limited - Mark Allan	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Support	Support UFD-P1 and the enabling of a range of housing types and densities within Residential Zones and the provision of medium density residential areas located in proximity to commercial areas, schools, public transport and open space.	Retain UFD-P1 as notified.
408.5	Aurecon New Zealand Limited - Mark Allan	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Support	Generally support UFD-P2, in particular (2) as it identifies future residential development areas and supports flexibility to develop areas outside of those identified.	Retain UFD-P2 as notified.
408.6	Aurecon New Zealand Limited - Mark Allan	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Support	Support UFD-P6 to enable the transition from the proposed Rural Lifestyle Zone to residential development, subject to a prescribed certification process. This is an efficient, and effective way of enabling future development areas to be released without the need for separate and potentially lengthy, costly and uncertain plan change processes.	Retain UFD-P6 as notified.
408.7	Aurecon New Zealand Limited - Mark Allan	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Support	Support UFD-P10 and the acknowledgement that within identified future development areas there may be reverse sensitivity effects associated with the transition of rural to urban land, and the need to balance this "without compromising the efficient delivery of new development areas" which aligns with UFD-O1.	Retain UFD-P10 as notified.
408.8	Aurecon New Zealand Limited - Mark Allan	Planning Maps	General	General	Oppose	MainPower have confirmed the Major Electricity Distribution Line Overlay (66kV/33kV) and the Major Electricity Distribution Setback Corridor shown within the North East Rangiora Development Area (running along the eastern boundary of Part RS 267 (52 Kippenberger Avenue)) will be decommissioned and removed in its entirety.	Delete the major electricity distribution corridor and distribution line shown through Bellgrove North (removing a requirement for assessment against EI-R54 and EI-R56).
408.9	Aurecon New Zealand Limited - Mark Allan	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R6	Oppose	The visibility splay shown in Figure TRAN-4 is appropriate for commercial or industrial accesses, but is oversized and too large for residential accesses. While the requirement in Figure TRAN-4 is only triggered for residential accessways where a vehicle accessway serves three or more sites, it would be appropriate to differentiate between the required visibility splay for commercial / industrial land use and residential. Specific visibility splay requirements that acknowledge the different types of land use and consequential number of movements from proposed vehicle accesses is better rather than a blunt approach.	Amend TRAN-R6 to include a visibility splay requirement for residential land use vehicle accessways to allow clear visibility above 1m within a triangle at least 1.5m wide either side of the entrance, and for a length at least 2m from the road boundary (consistent with the Christchurch District Plan).
408.10	Aurecon New Zealand Limited - Mark Allan	Planning Maps	General	General	Amend	Seek greater clarity for overlay maps to show that when a site is classified as 'Liquefaction Damage is Unlikely' it is still within the liquefaction overlay and that the associated rules in the plan apply.	Modify the Liquefaction Overlays to be: Liquefaction Overlay 1: Liquefaction damage unlikely Liquefaction Overlay 2: Liquefaction damage is possible.
408.11	Aurecon New Zealand Limited - Mark Allan	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R3	Oppose	SUB-R3 is drafted in such a way that requires building platforms to be identified for each proposed future allotment. Without the inclusion of building platforms on a subdivision plan under the Proposed District Plan a subdivision would be non-complying (even when all other subdivision standards are met, or when geotechnical advice does not specify the need to identify a building platform).	Amend SUB-R3 such that a non-compliance (no specific building platform identification) is a controlled or restricted discretionary activity (not non-complying) with control / discretion restricted to matters relating to the location, siting and layout, design of buildings, services or foundations as they relate to the liquefaction hazard; earthworks as they relate to the liquefaction hazard; and any liquefaction hazard remediation methods.
408.12	Aurecon New Zealand Limited - Mark Allan	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Oppose	When Bellgrove is rezoned from rural to residential via the certification process for new development areas, its important to ensure that site's current 'Non-Urban Flood Overlay' provisions still apply to the site, which would typically be within the 'Urban Flood Assessment Overlay and subject to NH-R1. Seek provision in NH-S1 for default freeboard of 400mm within areas of very low to low flood hazard. This is consistent with the approach for Bellgrove Stage 1 where the finished floor levels are 400mm freeboard above the 200 year flood level, or 500mm freeboard above the 200 year flood level for areas of higher risk.	Ensure flood overlays and relevant provisions are appropriately carried over following certification process for new development areas.
408.13	Aurecon New Zealand Limited - Mark Allan	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R4	Oppose	SUB-R4 is drafted in such a way that requires building platforms to be identified for each proposed future allotment. Without the inclusion of building platforms on a subdivision plan under the Proposed District Plan, a subdivision would be non-complying (even when all other subdivision standards are met).	Amend SUB-R4 such that a non-compliance with this is a controlled or restricted discretionary activity (not noncomplying) with control / discretion restricted to matters relating to the location, siting and layout, design of buildings, services or foundations as they relate to the flooding hazard; earthworks as they relate to the flooding hazard; and any flood hazard remediation methods.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
408.14	Aurecon New Zealand Limited - Mark Allan	HH - Taonga o onamata - Historic heritage	Schedules	Heritage Schedules	Oppose	The extent of the heritage setting of HH052 'Belgrove farmhouse' is mapped as a circle. This is arbitrary, not justified by appropriate Section 32 analysis, and open to interpretation as to the criteria and relevance of the setting. A description of the setting as being "the extent of scheduling is limited to the garden setting of the house, rather than the land parcel as a whole" provides limited context and does not outline whether the setting is inclusive or exclusive of trees overlain (or partially overlain) by the circle. Support that none of the trees within or around this circle have been identified as protected. There are no criteria for evaluating a scheduled setting or open space around a heritage item.	Delete the heritage area overlay for HH052. The extent of the heritage area will be modified as part of the Bellgrove Stage 1 development at 52 and 76 Kippenberger Avenue, and a site specific assessment will be undertaken to confirm the heritage setting. Include criteria for evaluating a scheduled setting or open space around a heritage item.
408.15	Aurecon New Zealand Limited - Mark Allan	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R7	Amend	Amend SUB-R7 to make subdivision of land involving a site where there is a listed heritage resource a restricted discretionary activity with the matters of discretion to include 'whether the retention of the heritage features or form of the listed structure, place, or object causes significant additional costs, or reduction in its range of likely uses'. Cost considerations are a major component of land development and subdivision of surrounding land does alter the context of a heritage item (particularly when the planned transition is from rural to residential) and this has the potential to impact its range of likely uses. Also include any criteria focused on evaluating a scheduled setting or open space around a heritage item.	Amend the Matters of Discretion in SUB-MCD13 to include:  <u>"8. whether the retention of the heritage features or form of the listed structure, place, or object causes significant additional costs, or reduction in its range of likely uses"</u>  Amend the Matters of Discretion in <u>SUB-MCD13</u> to refer to matters which an assessment of impacts on heritage settings should consider. Suggested wording is: <u>"9. for new buildings, structures, alterations and/or features within a heritage setting, whether they will:</u> <u>a. be compatible with the heritage fabric, values and significance of the heritage item including design, detailing and location of heritage item(s) within the setting;</u> <u>ii. impact on views to or from the heritage item(s), and any reduction in the visibility of heritage item(s) from public places; and</u> <u>iii. significantly compromise the relationship between elements, such as the layout and orientation, form, and materials within the setting."</u>
408.16	Aurecon New Zealand Limited - Mark Allan	Planning Maps	General	General	Oppose	The Ngā Wai overlay classification of the Rakahuri River (incl. tributaries) (SASM025) should not extend into the Bellgrove North site where it has only been identified as an overland flow path (referred to as the Northern Flow Channel). This is consistent with the ecological survey and assessment undertaken in support of the Bellgrove Stage 1 consent application which has found that the Northern Flow Channel is dry.	Modify the extent of SASM025 Rakahuri (incl. tributaries) so that it does not extend into Bellgrove North (52 Kippenberger Avenue / Part RS 267).
408.17	Aurecon New Zealand Limited - Mark Allan	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R1	Oppose	It is unclear if SASM-R1 only relates to fences within the waterway (between bank to bank), or if there is a setback distance from the top of bank to which it applies.	Clarify in SASM-R1 the distance from a Ngā Wai waterway in which any fencing would be captured by this provision.
408.18	Aurecon New Zealand Limited - Mark Allan	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R4	Oppose	SASM-R4 does not clarify the distance from the waterway that earthworks and land disturbance are captured by this rule. For example, it should be clarified that this rule would only apply to works within the 'banks' of a Ngā Wai waterway and not those adjacent to or within a given setback from the banks.	Clarify in Rule SASM-R4 the distance from a Ngā Wai waterway in which any earthwork and land disturbance would be captured by this provision.
408.19	Aurecon New Zealand Limited - Mark Allan	Planning Maps	General	General	Oppose	The Cam River Overlay extent into 52 Kippenberger Avenue (PT RS 267) exceeds that required as a site-specific ecological survey and assessment concluded that there is no permanent aquatic life other than the ornamental pond north of the Bellgrove Homestead, a buffer strip will not provide an ecological link to aquatic habitats, and the water temperature moderating effect does not have to be considered as no water is present. The Cam/Ruataniwha River within Bellgrove North is identified as requiring a 20m-wide setback as the land is currently zoned Rural, however this may create confusion following the certification process when this land is confirmed for residential development the required setback will reduce to 10m.	Modify the extent of the Cam/Ruataniwha River scheduled as a Natural Character Freshwater Body 20m so that it does not extend west of the Bellgrove homestead. Modify the overlay so that it does not specify the setback distance given this is zone dependent and could create confusion, especially in development areas, such as Bellgrove North, that are subject to a proposed certification process to facilitate urban development.
408.20	Aurecon New Zealand Limited - Mark Allan	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R8	Oppose	The difference between NATC-R9 and NATC-R8 is unclear. NATC-R8 appears to be for structures and buildings within or over the waterway, whereas NATC-R9 for structures and buildings within the waterway setback but this is not explicitly specified.	Clarify that NATC-R9 applies to buildings within the setback but not the banks of the river itself (noting that for works within the river NATC-R8 applies). Amend the overlay extent of the Cam/Ruataniwha River to not extend west of the Bellgrove farmhouse to ensure that any dwellings proposed within 20m of the top of the Cam/Ruataniwha River are not restricted unfairly when the ecological values of the river do not warrant such natural character protection.
408.21	Aurecon New Zealand Limited - Mark Allan	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R9	Oppose	The difference between NATC-R9 and NATC-R8 is unclear. NATC-R8 appears to be for structures and buildings within or over the waterway, whereas NATC-R9 for structures and buildings within the waterway setback but this is not explicitly specified.	Clarify that NATC-R9 applies to buildings within the setback but not the banks of the river itself (noting that for works within the river NATC-R8 applies). Amend the overlay extent of the Cam/Ruataniwha River to not extend west of the Bellgrove farmhouse to ensure that any dwellings proposed within 20m of the top of the Cam/Ruataniwha River are not restricted unfairly when the ecological values of the river do not warrant such natural character protection.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
408.22	Aurecon New Zealand Limited - Mark Allan	SUB - Wawahia whenua - Subdivision	Policies	SUB-P5	Support	Support SUB-P5.	Retain SUB-P5 as notified.
408.23	Aurecon New Zealand Limited - Mark Allan	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Amend	Support the acknowledgement that there will be some flexible elements in an Outline Development Plan (ODP) which will evolve as design progresses. Amend SUB-P7 to provide for minor departures from ODP elements where these are not fundamental to the overall intent of the ODP.	Amend SUB-P7: "Ensure that subdivision is in <u>general</u> accordance with the fixed or flexible elements of any relevant ODP."
408.24	Aurecon New Zealand Limited - Mark Allan	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Support	Support SUB-P8.	Retain SUB-P8 as notified.
408.25	Aurecon New Zealand Limited - Mark Allan	Planning Maps	General	General	Oppose	Table SUB-2 includes 52 Kippenberger Avenue as requiring an esplanade reserve for conservation and natural hazard mitigation purposes, but the overlay shown on the GIS mapping stops before extending north of Kippenberger Avenue. The inclusion of 52 Kippenberger Avenue (Part RS 267) within Table SUB-2 as requiring a 20m wide esplanade reserve (in accordance with proposed SUB-S17) is not ecologically appropriate or required. Ecological investigations have determined that <i>"there is no permanent aquatic habitat other the ornamental pond north of the Bellgrove Homestead. Therefore, the buffer strip will not provide an ecological link to aquatic habitats in the near vicinity, regardless of width. Nor does the water temperature moderating effect have to be considered, as no water is present."</i>	Modify Table SUB-2 to exclude 52 Kippenber Avenue (Part RS 267).
408.26	Aurecon New Zealand Limited - Mark Allan	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Oppose	SUB-S3 contradicts the overall density outcome sought for the South East Rangiora Outline Development Plan of 12 households per ha. 12 households per ha should be the minimum target across new development areas, consistent with that proposed in Our Space (Section 6.2) which included an action for Selwyn and Waimakariri District Councils to provide for future residential development areas at a minimum residential density of 12 households per ha. This would not preclude development from achieving a greater density than 12 households per ha and aligns with the Canterbury Regional Policy Statement Policy 6.3.7 (3) which states intensification developments and development in greenfield priority areas shall achieve at least 10 household units per ha in greenfield areas in Selwyn and Waimakariri Districts.	Amend SUB-S3:  "1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, unless: <u>a. an alternative minimum net density outcome is specified within an approved ODP; and/or</u> <u>b. there are demonstrated constraints then no less than 12 households per ha.</u> <u>OR</u> "  Alternatively reword SUB-S3 to read: "1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of <u>12-45</u> households per ha."
408.27	Aurecon New Zealand Limited - Mark Allan	NOISE - Te orooro - Noise	Activity Rules	NOISE-R16	Oppose	Oppose NOISE-R16 in that it would apply to arterial road Kippenberger Avenue which is excessive given the road's speed limit is 50km/hr and heavy traffic only contributes to approximately 4% of its traffic, and a 80m buffer is a considerable distance to require insulation measures within. NOISE-R16 does not enable an alternative consenting pathway such as the application of certain building insulation provisions that will help with acoustic insulation reduction e.g. construction requirements for external walls, specified glazing requirements. There should be an either/or option to achieve compliance with NOISE-R16 without needing an acoustic assessment.	Amend NOISE-R16 so it only applies within 40m of an arterial road (as opposed to 80m). Provide an alternative approval pathway that does not require an acoustic assessment for each residential unit that can demonstrate compliance with NOISE-R16(1) and NOISE-R16(2).
408.28	Aurecon New Zealand Limited - Mark Allan	SIGN - Nga tohu - Signs	Policies	SIGN-P4	Amend	Oppose SIGN-P4(7), which seeks to avoid permanent subdivision signage, as 'avoid' is too restrictive and does not reflect that new comprehensive development areas that cover large areas (e.g. Bellgrove) will establish their own neighbourhood, character and identity and appropriate entrance signs assist with wayfinding and community identity.	Delete SIGN-P4(7). If Council choose to retain SIGN-P4(7) then amend from 'avoiding' to 'limiting' to enable for exemptions and appropriately sized signage.
408.29	Aurecon New Zealand Limited - Mark Allan	SIGN - Nga tohu - Signs	Activity Rules	SIGN-R9	Oppose	Oppose non-complying activity status for subdivision development entrance signs as this is overly restrictive and unjustified from a resource management or environmental effects perspective.	Provide for subdivision development entrance signs as a permitted activity, restricted as to size / number. Provide for any breach as a controlled, or (at most) restricted discretionary activity, with matters of control/discretion limited to visual clutter, length of road frontage, and impacts on amenity values.
408.30	Aurecon New Zealand Limited - Mark Allan	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Support	Support RESZ-O1.	Retain RESZ-O1 as notified.
408.31	Aurecon New Zealand Limited - Mark Allan	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O4	Support	Support RESZ-O4.	Retain RESZ-O4 as notified.

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408.32	Aurecon New Zealand Limited - Mark Allan	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Support	Support RESZ-O5.	Retain RESZ-O5 as notified.
408.33	Aurecon New Zealand Limited - Mark Allan	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P1	Amend	Support in part RESZ-P1, but there are aspects which are too restrictive and do not account for varying housing typology outcomes. For example, terraced housing typologies with a service lane or road behind that may open out onto green space or a green link may not achieve a habitable room that faces the street, despite providing a high-quality amenity outcome.	Amend RESZ-P1 to ensure it aligns with refined bulk form standard provisions in the general and medium density residential zones.
408.34	Aurecon New Zealand Limited - Mark Allan	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P6	Support	Support RESZ-P6.	Retain RESZ-P6 as notified.
408.35	Aurecon New Zealand Limited - Mark Allan	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P10	Support	Support RESZ-P10.	Retain RESZ-P10 as notified.
408.36	Aurecon New Zealand Limited - Mark Allan	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Amend	RESZ-P14 contradicts the South-East Rangiora Outline Development Plan text which states " <i>overall, the South East Rangiora Development Area shall achieve a minimum residential density of 12 households per ha</i> " and does not include a provision that 15 households per ha should be achieved where there are no development constraints. 12 households per ha should be the minimum target across new development areas, consistent with that proposed in Our Space (Section 6.2) which included an action for Selwyn and Waimakariri District Councils to provide for future residential development areas at a minimum residential density of 12 households per ha. This would not preclude development from achieving a greater density than 12 households per ha and aligns with the Regional Policy Statement Policy 6.3.7 (3).	Amend RESZ-P14: "... 1. in new Development Areas, achieve a minimum net density of <del>45</del> <u>12</u> households per ha averaged across the whole of the residential Development Area within the relevant ODP, ..."
408.37	Aurecon New Zealand Limited - Mark Allan	GRZ – General Residential Zone	Activity Rules	GRZ-R10	Support	Support GRZ-R10.	Retain GRZ-R10 as notified.
408.38	Aurecon New Zealand Limited - Mark Allan	GRZ – General Residential Zone	Activity Rules	GRZ-R11	Amend	Support show homes within the General Residential Zone as a permitted activity, but seek more permissive hours of operation during the week to enable after work viewings on weekdays (i.e. 9:00am to 7:00pm Monday to Friday).	Amend GRZ-R11(1) to enable show homes to be open Monday to Friday 9:00am to 7:00pm and Saturday, Sunday and public holidays 9:00am to 4:00pm.
408.39	Aurecon New Zealand Limited - Mark Allan	GRZ – General Residential Zone	Activity Rules	GRZ-R12	Amend	Support development of educational facilities within the General Residential Zone but a maximum Gross Floor Area for an educational facility of 200m <sup>2</sup> is restrictive and any non-compliance should result in restricted discretionary status, with Council's discretion restricted to matters relating solely to the scale of non-residential activity, instead of discretionary. In addition, clause (4) is confusing given it does not define residential block frontage.	Amend GRZ-R12 so that non-compliance with clause (2) results in restricted discretionary status with Council's discretion restricted to matters relating solely to the scale of non-residential activity as opposed to full discretionary status. Further clarify (4).
408.40	Aurecon New Zealand Limited - Mark Allan	GRZ – General Residential Zone	Activity Rules	GRZ-R13	Amend	Support childcare facilities within the General Residential Zone but in clause (2) a maximum Gross Floor Area for a childcare facility of 200m <sup>2</sup> is restrictive, and instead of non-compliance with this being discretionary it should be restricted discretionary, with Council's discretion restricted to the scale of non-residential activity. Clause (4) is confusing given it does not define residential block frontage.	Amend GRZ-R13 so that non-compliance with clause (2) results in restricted discretionary status as opposed to discretionary status. Further clarify clause (4).
408.41	Aurecon New Zealand Limited - Mark Allan	GRZ – General Residential Zone	Activity Rules	GRZ-R20	Oppose	Oppose GRZ-R20. Retirement Villages should be controlled (as opposed to restricted discretionary) subject to compliance with the built form standards, with control restricted to certain matters. Clause (1) requires a design statement to be prepared for any retirement village proposed within the General Residential Zone (regardless of scale). The matters of discretion against which a proposal would be assessed, as outlined in RES-MD2, are extensive and will not provide certainty to an applicant as to the final design outcome of a village.	Amend GRZ-R20 so that retirement villages which comply with all the relevant built form standards are 'controlled' to provide greater developer certainty. In addition, only require a design statement for retirement villages over a certain size/scale and/or where villages do not comply with the other built form standards of the residential zone.
408.42	Aurecon New Zealand Limited - Mark Allan	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS6	Oppose	Support high quality design of residential areas, but aspects of GRZ-BFS6 are too restrictive, not accounting for varying housing typology outcomes. For example, terraced housing typologies with a service lane or road behind that may open out onto green space or a green link may not seek to achieve a habitable room that faces the street, instead seeking to orientate towards the public open space.	Introduce greater flexibility to GRZ-BFS6 for the scenario where a lot is orientated so that it has both road frontage and open space frontage. For example, clause (1) could be amended to include the following note after (c):  " <u>Where a site has both direct road frontage and direct frontage with an open space reserve it is exempt from compliance with GRZ BFS6 1(a). In these situations, a residential unit may have a habitable room or kitchen at ground level located to face the open space frontage instead of the street frontage.</u> "

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408.43	Aurecon New Zealand Limited - Mark Allan	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS7	Support	Support GRZ-BFS7 (3).	Retain GRZ-BFS7 (3) as notified.
408.44	Aurecon New Zealand Limited - Mark Allan	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS8	Oppose	Oppose GRZ-BFS8. The Proposed District Plan introduces new fencing requirements for the residential zones that are not within the Operative Plan (except for within residential zones that were added as part of subsequent plan changes to the Operative Plan). The proposed fencing requirements are overly restrictive (particularly those in (2) which apply to any fence adjacent to an accessway (which includes a private right of way and access lot)).	Amend GRZ-BFS8 (2) so that where a fence within 5m of an accessway is greater than 0.9m in height it is at least 35% visually permeable (instead of 45%).
408.45	Aurecon New Zealand Limited - Mark Allan	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R10	Support	Support MRZ-R10.	Retain MRZ-R10 as notified.
408.46	Aurecon New Zealand Limited - Mark Allan	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R11	Amend	Support show homes within the Medium Density Residential Zone as permitted activities but seek more permissive hours of operation during the week to enable after work viewings on weekdays.	Amend MRZ-R11 (1) to enable show homes to be open Monday to Friday 9:00am to 7:00pm and Saturday, Sunday and public holidays 9:00am to 4:00pm.
408.47	Aurecon New Zealand Limited - Mark Allan	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R12	Amend	Support educational facilities within the General Residential Zone but in MRZ-R12 (2) a maximum Gross Floor Area for an educational facility of 200m <sup>2</sup> is restrictive and any non-compliance should result in restricted discretionary status, with Council's discretion restricted to matters relating solely to the scale of non-residential activity, instead of discretionary. Clause (4) is confusing given it does not define residential block frontage.	Amend MRZ-R12 so that a proposal which does not meet clause (2) to result in restricted discretionary status with Council's discretion restricted to matters relating solely to the scale of non-residential activity as opposed to full discretionary status. Clarify clause (4).
408.48	Aurecon New Zealand Limited - Mark Allan	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R13	Amend	Support the permitted development of childcare facilities within the General Residential Zone but in MRZ-R13 (2), a maximum Gross Floor Area for a childcare facility of 200m <sup>2</sup> is restrictive and any non-compliance should result in restricted discretionary status, with Council's discretion restricted to matters relating solely to the scale of non-residential activity, instead of discretionary. Clause (4) is confusing given it does not define residential block frontage.	Amend MRZ-R13 so that a proposal which does not meet clause (2) results in restricted discretionary status as opposed to discretionary status. Clarify clause (4).
408.49	Aurecon New Zealand Limited - Mark Allan	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R19	Oppose	Retirement Villages should be controlled (as opposed to restricted discretionary) subject to compliance with the built form standards, with control restricted to certain matters. MRZ-R19 requires a design statement to be prepared for any retirement village proposed within the General Residential Zone (regardless of scale). The matters of discretion against which a proposal would be assessed, as outlined in RES-MD2, are extensive and will not provide certainty to an applicant as to the final design outcome of a village.	Amend MRZ-R19 so that retirement villages which comply with all the relevant built form standards are 'controlled' to provide greater developer certainty. In addition, only require a design statement for retirement villages over a certain size/scale and/or where villages do not comply with the other built form standards of the residential zone.
408.50	Aurecon New Zealand Limited - Mark Allan	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS6	Oppose	Support high quality design of residential areas but aspects of MRZ-BFS6 are too restrictive, not accounting for varying housing typology outcomes. For example, terraced housing typologies with a service lane or road behind that may open out onto green space or a green link may not seek to achieve a habitable room that faces the street, instead seeking to orientate towards the public open space.	Introduce greater flexibility to MRZ-BFS6 for the scenario where a lot is orientated so that it has both road frontage and open space frontage, for example by including the following additional clause: "1... <u>d. Where a site has both direct road frontage and direct frontage with an open space reserve it is exempt from compliance with GRZ BFS6 1(a). In these situations, a residential unit may have a habitable room or kitchen at ground level located to face the open space frontage instead of the street frontage.</u> ..."
408.51	Aurecon New Zealand Limited - Mark Allan	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS7	Support	Support MRZ-BFS7.	Retain MRZ-BFS7 as notified.
408.52	Aurecon New Zealand Limited - Mark Allan	MRZ – Medium Density Residential Zone	Built Form Standards	MRZ-BFS8	Oppose	The proposed fencing requirements in MRZ-BFS8 are overly restrictive, particularly those in (2) which apply to any fence adjacent to an accessway (which includes a private right of way and access lot).	Amend MRZ-BFS8 (2) so that where a fence within 5m of an accessway is greater than 0.9m in height it is at least 35% visually permeable (instead of 45%).
408.53	Aurecon New Zealand Limited - Mark Allan	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P1	Support	Generally support the Local Centre zoning of the commercial lot in Bellgrove North given it will satisfy CMUZ-P1(2).	Retain CMUZ-P1 as notified.



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408.54	Aurecon New Zealand Limited - Mark Allan	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P3	Support	Generally support CMUZ-P3 as a commercial lot has been provided for in Bellgrove North in accordance with the North East Rangiora Outline Development Plan.	Retain CMUZ-P3 as notified.
408.55	Aurecon New Zealand Limited - Mark Allan	LCZ - Local Centre Zone	Objectives	LCZ-O1	Support	Support the role of the local centre in LCZ-O1 but requests clarity on the definition of 'convenience activities'. Submitter suggests clarification could be made to refer to the permitted activities within the zone rules.	Amend LCZ-O1 to clarify what is meant by 'convenience activities'.
408.56	Aurecon New Zealand Limited - Mark Allan	LCZ - Local Centre Zone	Policies	LCZ-P1	Amend	Support the overall development outcome sought for the local centre of up to 4,000m <sup>2</sup> total floor space and that local centres will provide for local shopping needs in LCZ-P1. Delete the specificity regarding total shop size and retail tenancy areas or ensure that the maximum retail tenancy of 350m <sup>2</sup> is exclusive of food and beverage outlets.	Amend LCZ-P1(2): "... 2. enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m <sup>2</sup> to 4,000m <sup>2</sup> total floor space <del>and up to 15 shops with a maximum retail tenancy of 350m<sup>2</sup> GFA;</del> ..."
408.57	Aurecon New Zealand Limited - Mark Allan	LCZ - Local Centre Zone	Activity Rules	LCZ-R1	Amend	Support LCZ-R1, however, suggests the permitted maximum Gross Floor Area of a building at 450m <sup>2</sup> is quite small given the scale of the Local Centre. Other rules such as LCZ-R4 are in place to limit maximum retail activity tenancy sizes.	Amend LCZ-R (1)(b) to be less than 1,000m <sup>2</sup> GFA.
408.58	Aurecon New Zealand Limited - Mark Allan	LCZ - Local Centre Zone	Activity Rules	LCZ-R4	Amend	Amend LCZ-R4 as some retail activities such as food and beverage outlets, will exceed a Gross Floor Area of 300m <sup>2</sup> , requiring a restricted discretionary resource consent. As food and beverage outlets are covered separately under LCZ-R16 and Built Form Standards these rules should be referenced in LCZ-R4 for clarity.	Amend LCZ-R4 (1)(c): "... c. for all other sites the activity shall be a maximum of 300m <sup>2</sup> GFA ( <del>excluding food and beverage outlets which are covered separately under Built Form Standard LCZ-R16</del> )."
408.59	Aurecon New Zealand Limited - Mark Allan	LCZ - Local Centre Zone	Activity Rules	LCZ-R7	Support	Support LCZ-R7 permitting office activity within the Local Centre Zone at a scale less than 300m <sup>2</sup> in area.	Retain LCZ-R7 as notified.
408.60	Aurecon New Zealand Limited - Mark Allan	LCZ - Local Centre Zone	Activity Rules	LCZ-R16	Amend	Support the identification of food and beverage outlets as a permitted activity but consider that a maximum Gross Floor Area of 300m <sup>2</sup> is too restrictive for a local restaurant and/or bar.	Amend LCZ-R16 (1)(b) to enable food and beverage outlets up to 500m <sup>2</sup> in size as permitted.
408.61	Aurecon New Zealand Limited - Mark Allan	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS1	Oppose	Oppose LCZ-BFS1 as the Local Centre Zone should have a 12m height limit consistent with Medium Density Residential and General Residential Zones.	Amend LCZ-BFS1:  "1. The maximum height of any building, calculated as per the height calculation, shall be <del>40</del> 12m above ground level".
408.62	Aurecon New Zealand Limited - Mark Allan	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS4	Oppose	Oppose LCZ-BFS4 as a 2m wide landscape strip is a substantial width. Suggests a 1m width would be more appropriate as LCZ-BFS3 requires a building to be setback 3m from an integral boundary. In combination, this would create a suitable boundary interface.	Amend LCZ-BFS4:  "1. Landscaping shall be provided along the full length of all internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of <del>2m</del> 1m deep. ..."
408.63	Aurecon New Zealand Limited - Mark Allan	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS5	Oppose	Oppose LCZ-BFS5 as a 2m wide landscape strip is a substantial width to require along the road frontage of a site. Suggests 1m width would be more appropriate.	Amend LCZ-BFS5:  "1. Where a site is not built to a road boundary, landscaping shall be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of <del>2m</del> 1m deep. ..."
408.64	Aurecon New Zealand Limited - Mark Allan	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS6	Oppose	Oppose as LCZ-BFS6 contradicts LCZ-BFS5 given it requires a building up to the road boundary but does not refer to alternative landscaping approach when not achieved. LCZ-BFS6 does not consider design outcomes for commercial allotments such as the Bellgrove Stage 1, which will have both a road boundary and a boundary facing the Northern Flow Channel open space reserve. In this case the site does not have a classic 'back of house' area to reduce the glazing extent to ensure workable internal floor area. This needs to be considered in the matters of discretion that are triggered when a building is not built directly up to a road frontage. The matters of discretion do not include operational and functional requirements of an activity which may limit the ability to comply with LCZ-BFS6 and LCZ-BFS5.	Amend LCZ-BFS6:  "1. All buildings shall: a. be built to the road boundary; <u>or comply with the landscaping requirements of LCZ-BFS5 above;</u> b. provide pedestrian access directly from the road boundary..."  Include within the matters of discretion (CMUZMD7) site opportunities where other boundaries may be more desirable to have as the primary frontage. For example an additional matter could be: - <u>consideration of other frontages to the commercial lot and how this may impact lot layout (i.e. boundaries with public open space areas and/or open space reserve).</u> Include within the matters of discretion (CMUZMD7) operational and functional requirements: - <u>consideration of specific operational and functional requirements of an activity.</u>
408.65	Aurecon New Zealand Limited - Mark Allan	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS8	Oppose	Oppose LCZ-BFS8 as parking areas work best where they are visible rather than obscured.	Amend LCZ-BFS8:  "1. Any outdoor storage <del>or parking</del> areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Commercial and Mixed Use Zones or Open Space and Recreation Zones or the road boundary."
408.66	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Objectives	DEV-NER-O1	Amend	Generally supports DEV-NER-O1.	Retain DEV-NER-O1 as notified.
408.67	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Policies	DEV-NER-P1	Amend	Generally supports DEV-NER-P1.	Retain DEV-NER-P1 as notified.



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408.68	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Policies	DEV-NER-P2	Amend	Generally supports DEV-NER-P2, however, it does not include consideration of the General Residential Zone rules. General residential density is identified in the Outline Development Plan and the supporting text (i.e. DEV-NER-R1) and consequently should be referred to in this Policy for consistency.	Amend DEV-NER-P2:  "Only allow subdivision and activities where: 1. after certification by the Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the <u>General Residential Zone</u> , Medium Density Residential Zone, Local Centre Zone and the relevant District wide provisions; ..."
408.69	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Introduction	Introduction	Amend	Generally support the proposed certification process to release land within the North East Rangiora Development Area for future urban development.	Retain proposed certification process as notified.
408.70	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Development Areas Standards	DEV-NER-S1	Amend	Support certification process and criteria in DEV-NER-S1, including advice note DEV-NER-AN1 which clarifies that the certification process can apply in whole or part to the development area. Clarification of clause (2) is sought to ensure that as per DEV-NER-AN1 (that certification can occur in part) the s.224 process can also occur in part. Concerned certification could lapse which would require landowner to make a fresh essentially duplicate application for another certification causing unnecessary delay and expense. Question the relevance of clause (1) given any development would help contribute to additional residential capacity to help achieve projected total residential demand.	Amend DEV-NER-S1: "... 2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply. <u>For clarity s.224 certificates can be sought in part .</u> "
408.71	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Appendix	Appendix	Oppose	Delete Option A for the North East Rangiora Development Area given this option is no longer available due to the outcome of discussions with the High School.	Proceed with only Outline Development Plan option B for North East Rangiora Development Area. Delete reference to Option A. Delete introduction text on the two options. <del>"There are two development options for the North East Rangiora Development Area, and the realisation of one option over the other is likely to take some time and is subject to agreement between all the relevant land owners and parties involved. The key difference between the options is the exact location of the education precinct. If this shifts slightly north from its current location, as per Option A, there are implications for a number of other development features predominantly present in the western portion of the North East Rangiora Development Area. Other Outline Development Plan development features remain largely unaffected. The below sections identify where there are specifically different development outcomes under the two options."</del>
408.72	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Appendix	Appendix	Amend	The 'Land Use' text suggests that within areas identified for 'Medium Density Residential' a minimum ratio of 70% Medium Density Residential Zone density and maximum of 30% General Residential Zone density should be achieved. Support this ratio, but consider that the labelling of this area as 'Medium Density' is confusing and visually suggests that all lots within this area on the Outline Development Plan are to be less than 500m². Support that where identified constraints to development are present that a reduced density of 12 households per ha is achieved. This is especially supported for areas such as the Stage 1 development where the homestead heritage item and the existing overland flow path restrict potential lot layouts.	Revise the label used on the Outline Development Land Use Plan so it is clearer that within the 'Medium Density' area 30% of that area can be developed to the general residential standards. Amend the Land Use Plan for the North East Rangiora Outline Development Plan as per Attachment 3B (refer to full submission for map). Delete reference to a neighbourhood centre in the Land Use text.
408.73	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Appendix	Appendix	Amend	Generally support the location of the primary and secondary roads in the North East Rangiora Outline Development Movement Plan and support that this plan only shows the more significant roads for this area. However, while the specific roading classification is ultimately determined at the time of development, this has the potential to create confusion over what is meant by 'secondary road', but given this plan only identifies 'more significant roads' for the area, it is assumed that this would be designed to operate as a 'Collector Road' standard, or similar. It is also unclear what road design standards from the Transport Chapter should be applied to the formation of these roads. Minor amendment is sought to the alignment of the secondary road connection south-west of Devlin Avenue given it does not reflect the proposed roading layout for Bellgrove Stage 1. The secondary road connection is proposed further to the west to ensure the spacing between the intersection with Devlin Avenue complies with the minimum road intersection separation distance listed in TRAN-S2 of 125m. Minor amendment is also sought to the primary road connection to Golf Links Road to better reflect the proposed layout of Bellgrove proposed for Stages 2-3.	Amend the Movement Network Plan for the North East Rangiora Outline Development Plan (ODP) as per Attachment 3C (refer to full submission for attachment). Clarify whether 'significant' road (any road identified on an ODP) is to be classified at a minimum as a 'Collector Road'.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
408.74	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Appendix	Appendix	Amend	<p>Support identification of two open space areas and flexibility around exact location of open space in the North East Rangiora Outline Development Plan (ODP) - Open Space and Stormwater. Minor changes are sought to the location of the centrally located reserve to ensure it aligns with the latest development plans for the site.</p> <p>On site investigations have not identified any springs on site (within 52 Kippenberger Avenue) and these are anticipated to be downgradient of the site. The words 'springs partway along' could imply that there are springs partway along the flow paths within this area which is incorrect. Amend to make it clear that springs have only been identified in the south-east corner of the ODP area and not throughout the development area.</p> <p>Amend to note that the land between the two flow paths does not contribute runoff to both the Taranaki Stream and Cam River (this land only contributes to the Cam / Ruataniwha River).</p> <p>Support the flexibility provided that acknowledges alternative stormwater solutions could be proposed on the basis that the flow of water into the Taranaki Stream and Cam River are maintained and all future lots in the stormwater catchments can discharge into the appropriate basins. Seek the addition of the word 'generally' noting that for Stage 1 the modelling is likely to result in post flow proportions that are not exactly the same but within 5% of current flows for each flow path.</p> <p>Minor amendments are sought to the Open Space and Reserves Plan to reflect the fact that the extent of stormwater reserve required along the eastern boundary of 52 Kippenberger Avenue (Part RS 267) is greater than that shown (the indicative size shown on the notified plan is smaller than that known to be required).</p> <p>The Cam/Ruataniwha River extent shown on the ODP extends too far west. Based on site investigations the Cam/Ruataniwha River overland flow path is predominantly only present to the western boundary of 78 Kippenberger Avenue, Rangiora (Lot 1 DP 79128). Delete green link shown to the north of the ODP area as it does not align with any flow channel and/or proposed roading alignment.</p>	<p>Amend the Open Space and Stormwater Reserve Plan for the North East Rangiora Outline Development Plan (ODP) as per Attachment 3D (refer to full submission for attachment).</p> <p>Reword the text as follows:</p> <p>"There are two flow paths through the North East Rangiora Development Area that to the southeast form the Taranaki Stream (northern flow path) and the Cam River (southern flow path). <del>together with springs partway along</del>. Protection of the flow paths, their carrying capacity, and appropriate setbacks is critical in any development, in order to convey floodwater in a localised flooding event and/or Ashley River breakout. Springs, <u>are known to be located downgradient (within the south-eastern corner of the North East Rangiora ODP area) and these, as well as any others that may be discovered in the area must</u> identified or discovered, need to be protected and the downstream channel separated from proposed stormwater management areas.</p> <p>...</p> <p>The site is split into three stormwater catchments. For ecology reasons, it is a requirement to maintain flow quantities into waterways. Stormwater for the North East Rangiora Development Area discharges into the Taranaki Stream and Cam River. An attenuation basin is shown in the downstream southeast area of the area north of the Taranaki Stream to service the catchment north of the Taranaki Stream. Another attenuation basin is shown downstream in the south-eastern area of the Development Area to service the catchment south of the Cam River. The section of land between the two flow paths contributes runoff to the Taranaki Stream and Cam River. <del>The catchment discharge is piped under the waterways and into the basins for the larger catchments either side of the flow paths.</del> Two smaller stormwater basins are shown in the south-eastern corner of the Development Area to service the smaller catchments of development of properties at the eastern edge of the site along Golf Links Road. All stormwater basins for the North East Rangiora Development Area are assumed could be dry basins, allowed by well-draining land. Alternative solutions for stormwater management could be proposed, provided the flow of water into the Taranaki Stream and Cam River are <u>generally</u> maintained and all future lots in the stormwater catchments can discharge into the appropriate basins."</p>
408.75	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Appendix	Appendix	Amend	<p>The new pump station required to serve the North-East Rangiora development area referred to in the south-eastern corner of the site is incorrectly shown on Golf Links Road near the intersection with Rangiora Woodend Road. Instead this will be located within 52 Kippenberger Ave (Part RS 267) and established as part of Stage 1 of Bellgrove just to the north of Kippenberger Avenue (west off the intersection with Devlin Avenue).</p> <p>The notified water and wastewater plan requires an update to reflect the proposed Stage 1 utility layout (based off the proposed subdivision road layout). The proposed new water main shown through the golf course (85 Golf Links Road /RS 41080) should be deleted and amended by the marked up plan enclosed to demonstrate how development of this Outline Development Plan area can occur without being reliant on works within this land. A minor amendment is sought to the text in the last paragraph. Instead of the wastewater being pumped into a new rising main to Northbrook Road it will be pumped directly from the pump station to the Southbrook Wastewater Treatment Plant.</p>	<p>Amend the Water and Wastewater Plan for the North East Rangiora Outline Development Plan as per Attachment 3E (refer to full submission for attachment).</p> <p>Amend the text:</p> <p>"A third large catchment to the east of the Development Area requires a new pump station at the south-eastern point of the Development Area <u>which will pump from there direct and pumped into a new rising main to Northbrook Road, where it would join onto a rising main</u> to the treatment plant."</p>
408.76	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Appendix	Appendix	Amend	<p>Several improvements and subtle changes are sought to the notified Outline Development Plan. Also, Option A is no longer required and should be deleted to reduce confusion and improve readability.</p>	<p>Delete Outline Development Plan Option A.</p> <p>If Option A is to be retained, then amend the overall plans for Option A and B as per Attachment 3A (refer to full submission for attachment).</p>
408.77	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Appendix	Appendix	Amend	<p>The location for the medium density and general residential development should not be a fixed feature, enabling the developer to determine where the different densities of residential development are best placed within the site. This is in accordance with the amendments sought to the plan for these to be superseded as a general 'residential' area.</p> <p>All Outline Development Plan text should refer to the commercial centre being a 'local centre' for consistency.</p> <p>Reference to an Option A and Option B land use outcome should be deleted (all Option B plans should simply be referred to as the plan).</p>	<p>Ensure the commercial centre within the North East Rangiora Outline Development Plan is referred to as a local centre.</p> <p>Reword the 'Fixed Outline Development Plan Features for the North East Rangiora Development Area' text to be:</p> <p>"Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) in the <del>southwest of the Outline Development Plan (Option A)</del> or south of the Outline Development Plan (Option B) as well as immediately adjacent to the local/<del>neighbourhood</del> centre</p> <p>...</p> <p>Location of the local/<del>neighbourhood</del> centre at the north/south road corridor, in proximity to a flow path</p> <p>..."</p>
408.78	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Activity Rules - if certification has been approved	DEV-NER-R1	Support	Generally supportive of DEV-NER-R1 following certification.	Retain DEV-NER-R1 as notified.
408.79	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Activity Rules - if certification has been approved	DEV-NER-R2	Amend	Generally supportive DEV-NER-R2 following certification.	Retain DEV-NER-R2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
408.80	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Activity Rules - if certification has been approved	DEV-NER-R3	Support	Generally supportive of DEV-NER-R3 following certification, including the identification that the proposed commercial lot will be subject to the Local Centre Zone provisions.	Retain DEV-NER-R3 as notified.
408.81	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Activity Rules - if certification has been approved	DEV-NER-R4	Support	Generally supportive of DEV-NER-R4 following certification.	Retain DEV-NER-R4 as notified.
408.82	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	Activity Rules - if certification has been approved	DEV-NER-R5	Support	Generally supportive of DEV-NER-R5 following certification.	Retain DEV-NER-R5 as notified.
408.83	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Objectives	DEV-SER-O1	Support	Generally support DEV-SER-O1, but note medium density rules are referred to once the development is certified so should also be referred to in DEV-SER-P2 (1).	Amend DEV-SER-P2: "... 1. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, <u>Medium Density Residential Zone</u> , Local Centre Zone and the relevant District wide provisions ..."
408.84	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Policies	DEV-SER-P1	Support	Generally support DEV-SER-P1, but note medium density rules are referred to once the development is certified so should also be referred to in DEV-SER-P2 (1).	Amend DEV-SER-P2: "... 1. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, <u>Medium Density Residential Zone</u> , Local Centre Zone and the relevant District wide provisions ..."
408.85	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Policies	DEV-SER-P2	Support	Generally support DEV-SER-P2, but note medium density rules are referred to once the development is certified so should also be referred to in DEV-SER-P2 (1).	Amend DEV-SER-P2: "... 1. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, <u>Medium Density Residential Zone</u> , Local Centre Zone and the relevant District wide provisions ..."
408.86	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Development Areas Standards	DEV-SER-S1	Amend	Support certification process and criteria in DEV-SER-S1, including the advice note DEV-SER-AN1 which clarifies that the certification process can apply in whole or part to the development area.  Clarify clause (2) to ensure that as per the advice note (that certification can occur in part) that likewise the s.224 process can also occur in part, as concerned certification could lapse which would require landowner to make a fresh essentially duplicate application for another certification causing unnecessary delay and expense.  Question relevance of clause (1) given any development would help contribute to additional residential capacity to help achieve projected total residential demand.	Amend DEV-SER-S1: "... 2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply. <u>For clarity s.224 certificates can be sought in part.</u> "
408.87	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Appendix	Appendix	Amend	Amend 'Appendix DEV-SER-APP1 - South East Rangiora Outline Development Plan-Land Use'. Extent of the development area needs to be altered to capture the full extent of Bellgrove South by including the whole of Lot 2 DP 452196 in the development area. Support that overall, the development area shall achieve a minimum residential density of 12 households per ha. Support flexibility that areas of medium density development will be determined based on layout and market demand provided an overall density outcome of 12 households per ha is achieved. To further assist this flexibility seek that residential areas be labelled 'Residential' as opposed to 'General Residential' and/or 'Medium Density'.	Amend 'Appendix DEV-SER-APP1 - South East Rangiora Outline Development Plan-Land Use': Delete 'General' and 'Medium' density instead referring to all residential areas as 'Residential'. Include the entire extent of Lot 2 DP 452196 in the ODP area. Amend the Land Use Plan for the South East Rangiora ODP as per Attachment 4B (refer to full submission for attachment). Delete reference to a neighbourhood centre.
408.88	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Appendix	Appendix	Amend	Provision of both a primary road and a secondary road for the northern portion of the South-East Rangiora Outline Development Plan area is not efficient. Instead a single primary road (with cycleway) that runs as an extension to Devlin Avenue would be more appropriate. While the specific roading classification is ultimately determined at the time of development so as to provide flexibility and the ability to match the eventual roading classification made operative through the Proposed District Plan, this has the potential to create confusion over what is meant by 'secondary road'. Given this plan only identifies 'more significant roads' for the area, it is assumed that this would be designed to a 'Collector Road' standard, or similar. Unclear how the road design standards in the Transport Chapter will be applied to the formation of these roads.	Amend the Movement Network Plan for the South East Rangiora Outline Development Plan (ODP) as per Attachment 4C (refer to full submission for attachment). Clarify that 'significant' road (any road identified on an ODP) is to be classified at a minimum as a 'Collector Road'.
408.89	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Appendix	Appendix	Amend	Extent of the development area needs to be altered to capture the full extent of Bellgrove South by including the whole allotment of 74 Northbrook Road in the development area (Lot 2 DP 452196). Support acknowledgement that the open space reserve shown north of a Galatos Street extension is flexible dependent on the final subdivision layout design. Support that the stormwater solutions reserves shown are 'indicative' in size given substantially more design work is required to confirm extents and appropriate suitable locations within this area.	Amend the Open Space and Stormwater Reserve Plan for the South East Rangiora Outline Development Plan to include the full extent of 74 Northbrook Road, Rangiora (Lot 2 DP 452196) as per Attachment 3E (refer to full submission for attachment).

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
408.90	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Appendix	Appendix	Amend	The location of the pump station near the intersection with Golf Links Road / Rangiora Woodend Road / Kippenberger Avenue is incorrect and needs to be updated to reflect the location proposed within Bellgrove Stage 1. The location of the new pump station on Northbrook Road should be moved to the north-west as it will largely service Bellgrove South. The new watermain should be aligned in accordance with the requested changes to the movement plan (i.e. be aligned with the realigned primary road and cycleway as shown in Attachment 4C (refer to full submission)).	Amend the Water and Wastewater Network Plan for the South East Rangiora Outline Development Plan as per Attachment 4D (refer to full submission for attachment).
408.91	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Appendix	Appendix	Amend	Several improvements and subtle changes are sought to the notified Outline Development Plan.	Amend the overall plan for the South-East Rangiora Outline Development Plan area as per Attachment 4A (refer to full submission for attachment).
408.92	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Appendix	Appendix	Amend	Support the location of a new/south road connecting Kippenberger Avenue with Northbrook Road. Seek the removal of the extension of Devlin Avenue as per changes sought to the movement plan (refer to full submission for Attachment 4C).	Amend the 'Fixed Outline Development Plan Features for the South East Rangiora Development Area': <del>"Extension of Devlin Avenue with an adjoining green link containing a cycleway</del> Extension of Spark Lane to connect to Boys Road with adjoining green link containing a cycleway Location of new north/south road connecting Kippenberger Avenue with Northbrook Road Realignment of Northbrook Road to cross Devlin Avenue extension and connect to the new north/south road east of Devlin Avenue Cycleways at Northbrook Road, Devlin Avenue, and Spark Lane Location of flow paths and adjoining green links, cycleways, and required water body setbacks"
408.93	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Activity Rules - if certification has been approved	DEV-SER-R1	Support	Support DEV-SER-R1.	Retain DEV-SER-R1 as notified.
408.94	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Activity Rules - if certification has been approved	DEV-SER-R2	Support	Support DEV-SER-R2.	Retain DEV-SER-R2 as notified.
408.95	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Activity Rules - if certification has been approved	DEV-SER-R3	Support	Support DEV-SER-R3.	Retain DEV-SER-R3 as notified.
408.96	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Activity Rules - if certification has been approved	DEV-SER-R4	Support	Support DEV-SER-R4.	Retain DEV-SER-R4 as notified.
408.97	Aurecon New Zealand Limited - Mark Allan	SER - South East Rangiora	Activity Rules - if certification has been approved	DEV-SER-R5	Support	Support DEV-SER-R5.	Retain DEV-SER-R5 as notified.
408.98	Aurecon New Zealand Limited - Mark Allan	WDC - Waimakariri District Council	WDC - Waimakariri District Council	Designation WDC-47	Support	Support Council designation WDC-47 for the future Rangiora East Road Connection, part of the wider Rangiora Eastern Link (ultimately connecting Lineside Road through to Coldstream Road). However, WDC 47 Appendix A plan titled 'Option P – Eastern Links (Lineside to Coldstream) Land Plan – Sheet 2' shows a different alignment to that proposed within Bellgrove and that shown on the North East Rangiora ODP. The future indicative alignment should be shown running directly adjacent to the western boundary of 52 Kippenberger Avenue (Part RS 267).	Amend WDC-47 Appendix A Location Plan to show the up to date indicative alignment for the Rangiora Eastern Link for the portion that will be located within Bellgrove North (refer to full submission for Attachment 5).
408.99	Aurecon New Zealand Limited - Mark Allan	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S1	Oppose	Seek provision for default freeboard of 400mm within areas of very low to low flood hazard. This is consistent with the approach for Bellgrove Stage 1 where the finished floor levels are 400mm freeboard above the 200 year flood level, or 500mm freeboard above the 200 year flood level for areas of higher risk.	Amend NH-S1: "... <u>f. For the purposes of determining the required freeboard in (e), any site considered to be medium risk (adjacent to a stormwater treatment facility (i.e. basin or similar) or overland flow channel) shall require a freeboard of 500mm. All other sites are considered low risk and can have a reduced freeboard of 400mm."</u>
408.100	Aurecon New Zealand Limited - Mark Allan	NER - North East Rangiora	General	General	Amend	When Bellgrove is rezoned from rural to residential via the certification process for new development areas, its important to ensure that site's current 'Non-Urban Flood Overlay' provisions still apply to the site, which would typically be within the 'Urban Flood Assessment Overlay and subject to NH-R1.	Ensure flood overlays and relevant provisions are appropriately carried over following certification process for new development areas.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
409.1	Anderson Lloyd - Sarah Schulte	MILL - Mill Road Ohoka	Built Form Standards	DEV-MILL-BFS1	Amend	<p>Submitter seeks amendments to the Mill Road Development Area Built Form Standard 1 (DEV-MILL-BFS1) to enable the efficient development of this area, including by ensuring there is clarity in the applicable provisions. The Mill Road Development Area was originally introduced through a private plan change which included a detailed Outline Development Plan (ODP) and site specific zone rules. Since the plan change was approved the Ohoka area has changed, with an increase in residential development. As such, a number of the provisions rolled over for the Mill Road Development Area from the Operative District Plan create constraints or additional costs to development which are no longer necessary or appropriate to manage effects. Submitter recommends an amendment to the built form standards for site density (DEV-MILL-BFS1) and the ODP to provide that the Area A minimum lot size is 5,000m<sup>2</sup> and the Area B minimum lot size is 2,500m<sup>2</sup>. The submitter states there is no reason to distinguish the lot sizes within the Mill Road Development Area from the rest of the Large Lot Residential Zone, and there are similar minimum lot sizes across Ohoka, including within the adjacent Bradleys Road Development Area. The change will not increase overall density across the Development Area. Additionally, the proposed changes will also assist the council in carrying out its statutory duties under the Resource Management Act 1991 (RMA), the National Policy Statement for Urban Development, the Canterbury Regional Policy Statement, meet the requirements of section 32 of the RMA, and promote the sustainable management and efficient use of natural and physical resources in accordance with Part 2 of the RMA.</p>	<p>Amend DEV-MILL-BFS1: (and the Outline Development Plan)</p> <p>"...</p> <p>i. Density Area A shall achieve a minimum allotment size of no less than <del>4ha</del> <u>5,000m<sup>2</sup></u>;</p> <p>ii. Density Area B shall achieve a minimum allotment size of no less than <del>4000m<sup>2</sup></del> <u>2,500m<sup>2</sup></u>.</p> <p>..."</p>
409.2	Anderson Lloyd - Sarah Schulte	MILL - Mill Road Ohoka	Appendix	DEV-MILL-APP1	Amend	<p>Amend Mill Road Ohoka Development Area (MILL) to enable efficient development and ensure clarity in applicable provisions. MILL was introduced through a private plan change to the Operative District Plan with a detailed Outline Development Plan (ODP) and site specific rules. Since then, the Ohoka area has changed with an increase in residential development. A number of the provisions rolled over create constraints or additional costs no longer necessary or appropriate to manage effects. Amend ODP to delete the Area A density area in the centre of the Mill Road Development Area, and replace this with the Area B density area as the retention of Area A density in the centre of the site results in the inefficient use of land and is unnecessary to manage effects. Delete reference to "character street with landscaping and planting" on the ODP as there is no direction as to what this requires, and it is unnecessary and not required by the adjacent Bradleys Road Development Area. Note that no amendments to the requirement for building setbacks or tree planting along identified boundaries, including Mill Road, are requested so MILL will continue to present a landscaped frontage. Amend ODP to provide road access from MILL to Threlkelds Road and/or to other surrounding roads in order to provide an alternative to the Mill Road connection and better enable development. The amendments will assist Council in its duties under the Resource Management Act 1991, National Policy Statement for Urban Development, and Canterbury Regional Policy Statement.</p>	<p>Delete the Area A density area in the centre of the Mill Road Development Area in the Outline Development Plan (ODP), and replace this with the Area B density area. Delete reference to "character street with landscaping and planting" on the ODP. Amend the ODP to provide a road access from the Mill Road Development Area to Threlkelds Road, and/or to any other surrounding roads.</p>
409.3	Anderson Lloyd - Sarah Schulte	MILL - Mill Road Ohoka	General	General	Amend	<p>Submitter states the Proposed District Plan lacks clarity as to the dual application of the Large Lot Residential Zone (LLRZ) and Mill Road Development Area (MILL) provisions, and does not contain confirmation that the MILL provisions prevail in the event that the provisions are inconsistent (for example, in relation to site density). Seeks such amendments as necessary to confirm that the LLRZ provisions apply, except where inconsistent with the MILL provisions. These changes will assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (RMA), the National Policy Statement for Urban Development, the Canterbury Regional Policy Statement, meet the requirements of Section 32 of the RMA, and promote the sustainable management and efficient use of natural and physical resources in accordance with Part 2 of the RMA.</p>	<p>Submitter seeks such amendments as necessary to confirm that the Large Lot Residential Zone provisions apply, except where inconsistent with the MILL provisions. Requests the provisions in the Proposed District Plan (PDP) be amended as set out in the submission and such other relief as may be required to give effect to this submission, including alternative or further amendments to objectives, policies, rules and definitions of the PDP that address the matters raised by the submitter.</p>
410.1	Beth Suzanne Warman	Planning Maps	General	General	Oppose	<p>Rezone 464 and 474 Mandeville Road from Large Lot Residential Zone to Local Centre Zone (LCZ). Adverse effects on amenity and character values within the sites from activities within the Mandeville LCZ cannot be managed due to the close proximity of the access road, commercial style buildings and lengthy interface.</p> <p>Their inclusion in the LCZ is easily integrated, will provide uniformity and logical boundaries to the zone, ensure sufficient capacity for retail and commercial services and will not result in commercial activity dispersal.</p> <p>An issued resource consent provides for a hire yard at 464 Mandeville Road, which would be better served by the LCZ to further integrate with existing retail activities. Existing residential at 474 Mandeville Road will appear incongruous to the adjacent commercial activity.</p>	<p>Rezone 464 and 474 Mandeville Road to Local Centre Zone.</p>
411.1	Ngai Tahu Property - Tanya Stevens	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Support	<p>SD-O1 sets out appropriate direction for natural environment values.</p>	<p>Retain SD-O1 as notified.</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
411.2	Ngai Tahu Property - Tanya Stevens	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Support SD-O2 focus on urban development in existing centres, however seek allowance for instances where this is not possible.	Amend SD-O2:  "Urban development and infrastructure that: 1. <u>as far as possible</u> is consolidated and integrated with the urban environment; ... 4. provides a range of housing opportunities, <u>and where possible</u> focus <del>ing</del> <u>es</u> new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve the housing bottom lines in UFD-O1"
411.3	Ngai Tahu Property - Tanya Stevens	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Amend	Support in part SD-O4 but amend as there may be instances where other uses for rural land must be considered.	Amend SD-O4 Rural Land: "... 1. <u>primarily</u> providing for rural production activities, activities that directly support rural production activities and activities reliant on the natural resources of Rural Zones and limit other activities; ..."
411.4	Ngai Tahu Property - Tanya Stevens	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Support	UFD-P1 provides for increased densities where appropriate and suitable up-zoning.	Retain UFD-P1 as notified.
411.5	Ngai Tahu Property - Tanya Stevens	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	Amend UFD-P2 to anticipate the need for new or expanded existing residential development areas as in the future it may be necessary to identify additional Residential Development Areas.	Amend UFD-P2: "... 2. for new Residential Development Areas, other than those identified by (1) above, <del>avoid</del> <u>manage the effects of</u> residential development unless located so that they; ..."
411.6	Ngai Tahu Property - Tanya Stevens	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Support	It is appropriate to provide for the extension of existing industrial zones for future development.	Retain UFD-P5 as notified.
411.7	Ngai Tahu Property - Tanya Stevens	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Support	There may be instances where industrial development needs to be located outside of identified industrial zones and a policy to anticipate the need for new or expanded existing industrial zones is appropriate.	Amend UFD-P8: "... 3. <u>where possible</u> locates new Industrial Zones in locations adjacent to existing urban environments where it can be efficiently serviced by infrastructure. ..."
411.8	Ngai Tahu Property - Tanya Stevens	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P1	Amend	Generally support RESZ-P1 design principles but in some cases it is too prescriptive and does not provide for circumstances where these approaches will not be possible and/or appropriate.	Amend RESZ-P1: "... 2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for onsite stormwater infiltration <u>where possible</u> , and where this is reduced that it is offset, <u>for example</u> by suitable planting, other green surface treatment, <del>and</del> <u>or</u> stormwater attenuation; ... 4. facilitating passive surveillance and active residential frontages <u>where practicable</u> through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated".
411.9	Ngai Tahu Property - Tanya Stevens	RESZ - General Objectives and Policies for all Residential Zones	Policies	RESZ-P14	Amend	Development densities in RESZ-P14 are appropriate and achievable in developments of sufficient scale, however, at a smaller scale it can be more challenging to achieve.	Amend RESZ-P14: "... 1. in new Development Areas, <u>where possible</u> achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints then no less than 12 households per ha. 2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha <u>where possible</u> ."
411.10	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Objectives	GRZ-O1	Support	It is appropriate to have a residential zone that provides for a broad range of residential site sizes that caters to the needs and demands of the community.	Retain GRZ-O1 as notified.
411.11	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Policies	GRZ-P1	Support	GRZ-P1 enables some appropriate mixed-use activities and a range of densities that are typical of a General Residential Zone.	Retain GRZ-P1 as notified.
411.12	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Policies	GRZ-P1	Support	GRZ-P2 appropriately provides for an Outline Development Plan.	Retain GRZ-P2 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
411.13	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R1	Support	GRZ-R1 appropriately implements policies. However, some non-compliance with standards triggers a noncomplying status that would inappropriately hinder development.	Retain GRZ-R1 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.14	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS1	Amend	Support ability to calculate site density over multiple adjacent sites in GRZ-BFS1, however a maximum of one residential unit per 500m <sup>2</sup> of net site area is too restrictive and a minor non-compliance may lead to non-complying status which is inappropriate relative to the activity.	Amend GRZ-BFS1:  "1. Site density shall be a maximum of one residential unit per <del>5</del> 400m <sup>2</sup> of net site area, which can be calculated over multiple adjacent sites. 2. Where a site is less than <del>5</del> 400m <sup>2</sup> , one residential unit is allowed. 3. This rule does not apply to any minor residential unit, or residential unit in a retirement village. Activity status when compliance not achieved: NCDIS."
411.15	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Built Form Standards	GRZ-BFS2	Amend	A maximum building coverage of 45% is not high enough for the General Residential Zone and does not adequately provide for the range of housing types anticipated within this zone.	Amend GRZ-BFS2:  "1. Building coverage shall be a maximum of <del>45</del> 70% of the net site area ..."
411.16	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Objectives	MRZ-O1	Support	Medium Density Residential Zone appropriately provides for increased residential density near amenities and is a flexible approach to allow for a range of housing types.	Retain MRZ-O1 as notified.
411.17	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Policies	MRZ-P1	Support	Flexible development controls will enable Medium Density Residential Zone to provide for a range of activities and housing typologies.	Retain MRZ-P1 as notified.
411.18	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R1	Support	MRZ-R1 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R1 as notified.
411.19	Ngai Tahu Property - Tanya Stevens	INZ - General Objectives and Policies for all Industrial Zones	Policies	INZ-P1	Support	INZ-P1 provides for flexibility of industrial use while clarifying what non-industrial activity can be anticipated.	Retain INZ-P1 as notified.
411.20	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Objectives	LIZ-O1	Support	LIZ-O1 provides appropriate guidance on where light industrial may be suitable.	Retain LIZ-O1 as notified.
411.21	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Policies	LIZ-P1	Support	LIZ-P1 provides appropriate direction on the location of light industrial activities.	Retain LIZ-P1 as notified.
411.22	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Policies	LIZ-P2	Support	LIZ-P2 is appropriate to manage effects of light industrial.	Retain LIZ-P2 as notified.
411.23	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R1	Support	LIZ-R1 appropriately implements policies.	Retain LIZ-R1 as notified.
411.24	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Objectives	GIZ-O1	Support	GIZ-O1 sets out appropriate expectations for the General Industrial Zone.	Retain GIZ-O1 as notified.
411.25	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Policies	GIZ-P1	Support	GIZ-P1 provides a commonsense approach to the General Industrial Zone.	Retain GIZ-P1 as notified.
411.26	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Policies	GIZ-P2	Support	It is appropriate to manage adverse effects within the zone and on amenity values of neighbouring zones.	Retain GIZ-P2 as notified.
411.27	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R1	Support	GIZ-R1 appropriately implements policies.	Retain GIZ-R1 as notified.
411.28	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Objectives	HIZ-O1	Support	It is appropriate to manage adverse effects of heavy industrial activities.	Retain HIZ-O1 as notified.
411.29	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Policies	HIZ-P1	Support	HIZ-P1 appropriately provides for heavy industrial activities that potentially generate significant and ongoing effects.	Retain HIZ-P1 as notified.
411.30	Ngai Tahu Property - Tanya Stevens	EW - Ketuketū whenua - Earthworks	Earthworks Standards	Table EW-1	Amend	A permitted maximum of 1,000m <sup>3</sup> is not manageable for large industrial sites, and the effects would be the same if the same total area was broken up into smaller sites and the maximum amount of earthworks undertaken on each.	Amend so that the maximum amount of earthworks permitted over a year is calculated as a percentage of the site.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
411.31	Ngai Tahu Property - Tanya Stevens	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	SUB-P6 for the most part sets out considerations which are appropriate for an Outline Development Plan (ODP). However, the proposed densities can be more challenging to achieve on a small scale development. The criteria for ODPs should remain straight forward to avoid unnecessary delays.	Amend SUB-P6: "... c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha <u>where possible</u> , unless there are demonstrated constraints then no less than 12 households per ha <u>where possible</u> . ..."
411.32	Ngai Tahu Property - Tanya Stevens	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Oppose	Non-complying activity status creates a difficult consenting pathway for subdivision in the General Rural Zone. Subdivision may be appropriate in some instances, and a discretionary activity status is more appropriate.	Amend SUB-R10 activity status from Non-Complying to Discretionary.
411.33	Ngai Tahu Property - Tanya Stevens	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Amend	The densities proposed in SUB-S3 can be more challenging to achieve at a smaller scale. A non-complying activity status for non-compliance is inappropriate and may hinder the flexibility required to deliver housing projects.	Amend SUB-S3:  "1. Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha <u>where possible</u> , unless there are demonstrated constraints then no less than 12 households per ha <u>where possible</u> ."  Amend activity status from Non-Complying to Discretionary.
411.34	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R2	Support	GRZ-R2 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R2 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.35	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R3	Support	GRZ-R3 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R3 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.36	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R4	Support	GRZ-R4 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R4 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.37	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R5	Support	GRZ-R5 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R5 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.38	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R6	Support	GRZ-R6 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R6 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.39	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R7	Support	GRZ-R7 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R7 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.40	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R8	Support	GRZ-R8 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R8 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.41	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R9	Support	GRZ-R9 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R9 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.42	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R10	Support	GRZ-R10 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R10 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.43	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R11	Support	GRZ-R11 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R11 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.44	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R12	Support	GRZ-R12 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R12 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.45	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R13	Support	GRZ-R13 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R13 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.46	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R14	Support	GRZ-R14 appropriately implements policies. However, some non-compliance with standards trigger a noncomplying status that would inappropriately hinder development.	Retain GRZ-R14 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.

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Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
411.65	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R33	Support	GRZ-R33 appropriately implements policies. However, some non-compliance with standards triggers a noncomplying status that would inappropriately hinder development.	Retain GRZ-R33 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.66	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R34	Support	GRZ-R34 appropriately implements policies. However, some non-compliance with standards triggers a noncomplying status that would inappropriately hinder development.	Retain GRZ-R34 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.67	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R35	Support	GRZ-R35 appropriately implements policies. However, some non-compliance with standards triggers a noncomplying status that would inappropriately hinder development.	Retain GRZ-R35 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.68	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R36	Support	GRZ-R36 appropriately implements policies. However, some non-compliance with standards triggers a noncomplying status that would inappropriately hinder development.	Retain GRZ-R36 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.69	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R37	Support	GRZ-R37 appropriately implements policies. However, some non-compliance with standards triggers a noncomplying status that would inappropriately hinder development.	Retain GRZ-R37 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.70	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R38	Support	GRZ-R38 appropriately implements policies. However, some non-compliance with standards triggers a noncomplying status that would inappropriately hinder development.	Retain GRZ-R38 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.71	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R39	Support	GRZ-R39 appropriately implements policies. However, some non-compliance with standards triggers a noncomplying status that would inappropriately hinder development.	Retain GRZ-R39 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.72	Ngai Tahu Property - Tanya Stevens	GRZ – General Residential Zone	Activity Rules	GRZ-R40	Support	GRZ-R40 appropriately implements policies. However, some non-compliance with standards triggers a noncomplying status that would inappropriately hinder development.	Retain GRZ-R40 as notified, subject to amendments to GRZ-BFS1 and GRZ-BFS2 as sought by this submission.
411.73	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R2	Support	MRZ-R2 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R2 as notified.
411.74	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R3	Support	MRZ-R3 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R3 as notified.
411.75	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R4	Support	MRZ-R4 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R4 as notified.
411.76	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R5	Support	MRZ-R5 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R5 as notified.
411.77	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R6	Support	MRZ-R6 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R6 as notified.
411.78	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R7	Support	MRZ-R7 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R7 as notified.
411.79	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R8	Support	MRZ-R8 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R8 as notified.
411.80	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R9	Support	MRZ-R9 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R9 as notified.

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411.81	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R10	Support	MRZ-R10 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R10 as notified.
411.82	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R11	Support	MRZ-R11 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R11 as notified.
411.83	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R12	Support	MRZ-R12 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R12 as notified.
411.84	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R13	Support	MRZ-R13 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R13 as notified.
411.85	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R14	Support	MRZ-R14 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R14 as notified.
411.86	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R15	Support	MRZ-R15 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R15 as notified.
411.87	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R16	Support	MRZ-R16 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R16 as notified.
411.88	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R17	Support	MRZ-R17 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R17 as notified.
411.89	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R18	Support	MRZ-R18 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R18 as notified.
411.90	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R19	Support	MRZ-R19 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R19 as notified.
411.91	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R20	Support	MRZ-R20 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R20 as notified.
411.92	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R21	Support	MRZ-R21 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R21 as notified.
411.93	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R22	Support	MRZ-R22 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R22 as notified.
411.94	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R23	Support	MRZ-R23 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R23 as notified.

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411.95	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R24	Support	MRZ-R24 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R24 as notified.
411.96	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R25	Support	MRZ-R25 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R25 as notified.
411.97	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R26	Support	MRZ-R26 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R26 as notified.
411.98	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R27	Support	MRZ-R27 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R27 as notified.
411.99	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R28	Support	MRZ-R28 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R28 as notified.
411.100	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R29	Support	MRZ-R29 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R29 as notified.
411.101	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R30	Support	MRZ-R30 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R30 as notified.
411.102	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R31	Support	MRZ-R31 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R31 as notified.
411.103	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R32	Support	MRZ-R32 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R32 as notified.
411.104	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R33	Support	MRZ-R33 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R33 as notified.
411.105	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R34	Support	MRZ-R34 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R34 as notified.
411.106	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R35	Support	MRZ-R35 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R35 as notified.
411.107	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R36	Support	MRZ-R36 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R36 as notified.
411.108	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R37	Support	MRZ-R37 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R37 as notified.

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411.109	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R38	Support	MRZ-R38 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R38 as notified.
411.110	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R39	Support	MRZ-R39 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R39 as notified.
411.111	Ngai Tahu Property - Tanya Stevens	MRZ – Medium Density Residential Zone	Activity Rules	MRZ-R40	Support	MRZ-R40 appropriately implements policies. In particular, provides for a discretionary activity status for most non-compliances with standards.	Retain MRZ-R40 as notified.
411.112	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R2	Support	LIZ-R2 appropriately implements policies.	Retain LIZ-R2 as notified.
411.113	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R3	Support	LIZ-R3 appropriately implements policies.	Retain LIZ-R3 as notified.
411.114	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R4	Support	LIZ-R4 appropriately implements policies.	Retain LIZ-R4 as notified.
411.115	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R5	Support	LIZ-R5 appropriately implements policies.	Retain LIZ-R5 as notified.
411.116	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R6	Support	LIZ-R6 appropriately implements policies.	Retain LIZ-R6 as notified.
411.117	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R7	Support	LIZ-R7 appropriately implements policies.	Retain LIZ-R7 as notified.
411.118	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R8	Support	LIZ-R8 appropriately implements policies.	Retain LIZ-R8 as notified.
411.119	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R9	Support	LIZ-R9 appropriately implements policies.	Retain LIZ-R9 as notified.
411.120	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R10	Support	LIZ-R10 appropriately implements policies.	Retain LIZ-R10 as notified.
411.121	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R11	Support	LIZ-R11 appropriately implements policies.	Retain LIZ-R11 as notified.
411.122	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R12	Support	LIZ-R12 appropriately implements policies.	Retain LIZ-R12 as notified.
411.123	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R13	Support	LIZ-R13 appropriately implements policies.	Retain LIZ-R13 as notified.
411.124	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R14	Support	LIZ-R14 appropriately implements policies.	Retain LIZ-R14 as notified.
411.125	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R15	Support	LIZ-R15 appropriately implements policies.	Retain LIZ-R15 as notified.
411.126	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R16	Support	LIZ-R16 appropriately implements policies.	Retain LIZ-R16 as notified.
411.127	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R17	Support	LIZ-R17 appropriately implements policies.	Retain LIZ-R17 as notified.
411.128	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R18	Support	LIZ-R18 appropriately implements policies.	Retain LIZ-R18 as notified.
411.129	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R19	Support	LIZ-R19 appropriately implements policies.	Retain LIZ-R19 as notified.
411.130	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R20	Support	LIZ-R20 appropriately implements policies.	Retain LIZ-R20 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
411.131	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R21	Support	LIZ-R21 appropriately implements policies.	Retain LIZ-R21 as notified.
411.132	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R22	Support	LIZ-R22 appropriately implements policies.	Retain LIZ-R22 as notified.
411.133	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R23	Support	LIZ-R23 appropriately implements policies.	Retain LIZ-R23 as notified.
411.134	Ngai Tahu Property - Tanya Stevens	LIZ - Light Industrial Zone	Activity Rules	LIZ-R24	Support	LIZ-R24 appropriately implements policies.	Retain LIZ-R24 as notified.
411.135	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R2	Support	GIZ-R2 appropriately implements policies.	Retain GIZ-R2 as notified.
411.136	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R3	Support	GIZ-R3 appropriately implements policies.	Retain GIZ-R3 as notified.
411.137	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R4	Support	GIZ-R4 appropriately implements policies.	Retain GIZ-R4 as notified.
411.138	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R5	Support	GIZ-R5 appropriately implements policies.	Retain GIZ-R5 as notified.
411.139	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R6	Support	GIZ-R6 appropriately implements policies.	Retain GIZ-R6 as notified.
411.140	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R7	Support	GIZ-R7 appropriately implements policies.	Retain GIZ-R7 as notified.
411.141	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R8	Support	GIZ-R8 appropriately implements policies.	Retain GIZ-R8 as notified.
411.142	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R9	Support	GIZ-R9 appropriately implements policies.	Retain GIZ-R9 as notified.
411.143	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R10	Support	GIZ-R10 appropriately implements policies.	Retain GIZ-R10 as notified.
411.144	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R11	Support	GIZ-R11 appropriately implements policies.	Retain GIZ-R11 as notified.
411.145	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R12	Support	GIZ-R12 appropriately implements policies.	Retain GIZ-R12 as notified.
411.146	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R13	Support	GIZ-R13 appropriately implements policies.	Retain GIZ-R13 as notified.
411.147	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R14	Support	GIZ-R14 appropriately implements policies.	Retain GIZ-R14 as notified.
411.148	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R15	Support	GIZ-R15 appropriately implements policies.	Retain GIZ-R15 as notified.
411.149	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R16	Support	GIZ-R16 appropriately implements policies.	Retain GIZ-R16 as notified.
411.150	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R17	Support	GIZ-R17 appropriately implements policies.	Retain GIZ-R17 as notified.
411.151	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R18	Support	GIZ-R18 appropriately implements policies.	Retain GIZ-R18 as notified.
411.152	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R19	Support	GIZ-R19 appropriately implements policies.	Retain GIZ-R19 as notified.
411.153	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R20	Support	GIZ-R20 appropriately implements policies.	Retain GIZ-R20 as notified.
411.154	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R21	Support	GIZ-R21 appropriately implements policies.	Retain GIZ-R21 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
411.155	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R22	Support	GIZ-R22 appropriately implements policies.	Retain GIZ-R22 as notified.
411.156	Ngai Tahu Property - Tanya Stevens	GIZ - General Industrial Zone	Activity Rules	GIZ-R23	Support	GIZ-R23 appropriately implements policies.	Retain GIZ-R23 as notified.
411.157	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R1	Support	HIZ-R1 appropriately implements policies.	Retain HIZ-R1 as notified.
411.158	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R2	Support	HIZ-R2 appropriately implements policies.	Retain HIZ-R2 as notified.
411.159	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R3	Support	HIZ-R3 appropriately implements policies.	Retain HIZ-R3 as notified.
411.160	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R4	Support	HIZ-R4 appropriately implements policies.	Retain HIZ-R4 as notified.
411.161	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R5	Support	HIZ-R5 appropriately implements policies.	Retain HIZ-R5 as notified.
411.162	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R6	Support	HIZ-R6 appropriately implements policies.	Retain HIZ-R6 as notified.
411.163	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R7	Support	HIZ-R7 appropriately implements policies.	Retain HIZ-R7 as notified.
411.164	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R8	Support	HIZ-R8 appropriately implements policies.	Retain HIZ-R8 as notified.
411.165	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R9	Support	HIZ-R9 appropriately implements policies.	Retain HIZ-R9 as notified.
411.166	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R10	Support	HIZ-R10 appropriately implements policies.	Retain HIZ-R10 as notified.
411.167	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R11	Support	HIZ-R11 appropriately implements policies.	Retain HIZ-R11 as notified.
411.168	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R12	Support	HIZ-R12 appropriately implements policies.	Retain HIZ-R12 as notified.
411.169	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R13	Support	HIZ-R13 appropriately implements policies.	Retain HIZ-R13 as notified.
411.170	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R14	Support	HIZ-R14 appropriately implements policies.	Retain HIZ-R14 as notified.
411.171	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R15	Support	HIZ-R15 appropriately implements policies.	Retain HIZ-R15 as notified.
411.172	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R16	Support	HIZ-R16 appropriately implements policies.	Retain HIZ-R16 as notified.
411.173	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R17	Support	HIZ-R17 appropriately implements policies.	Retain HIZ-R17 as notified.
411.174	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R18	Support	HIZ-R18 appropriately implements policies.	Retain HIZ-R18 as notified.
411.175	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R19	Support	HIZ-R19 appropriately implements policies.	Retain HIZ-R19 as notified.
411.176	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R20	Support	HIZ-R20 appropriately implements policies.	Retain HIZ-R20 as notified.
411.177	Ngai Tahu Property - Tanya Stevens	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R21	Support	HIZ-R21 appropriately implements policies.	Retain HIZ-R21 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
412.1	Templeton Group - Paul Gunn	Definitions	Definitions	Definition of Hotel	Amend	Seek clarification on definitions of 'hotel' and 'visitor accommodation'. It is assumed that visitor accommodation can be subject to an alcohol licence and hence a hotel is a subset of the wider 'visitor accommodation definition'. Note the definition of 'hotel' provides for guest accommodation, rather than visitor accommodation and is inconsistent with the term 'visitor accommodation'.	Amend/clarify the definition of 'hotel' and 'visitor accommodation' so that it is clear that a hotel is included within the wider definition of 'visitor accommodation'. Replace the words 'guest' in the definition of 'hotel' with the word 'visitor'. Alternatively, specifically provide for hotels in the Town Centre Zone, Local Centre Zone and Mixed Use Zone.
412.2	Templeton Group - Paul Gunn	Definitions	Definitions	Definition of visitor accommodation	Amend	Seek clarification of definitions of 'hotel' and 'visitor accommodation'. It is assumed that visitor accommodation can be subject to an alcohol licence and hence a hotel is a subset of the wider 'visitor accommodation' definition. Note the definition of 'hotel' provides for guest accommodation, rather than visitor accommodation and is inconsistent with the term 'visitor accommodation'.	Amend/clarify the definitions of 'hotel' and 'visitor accommodation' so that it is clear that a hotel is included within the wider definition of 'visitor accommodation'. Replace the words 'guest' in the definition of 'hotel' with the word 'visitor'. Alternatively, specifically provide for hotels in the Town Centre Zone, Local Centre Zone and Mixed Use Zone.
412.3	Templeton Group - Paul Gunn	SD - Rautaki ahunga - Strategic directions	Introduction	Introduction	Support	Support Strategic Directions introduction.	Retain Strategic Directions introduction as notified.
412.4	Templeton Group - Paul Gunn	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Support	Supports UFD-O2.	Retain UFD-O2 as notified.
412.5	Templeton Group - Paul Gunn	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Amend	Oppose SUB-P6 in part. DEV-PEG-APP1 Pegasus Outline Development Plan (ODP) should be deleted as it is implemented and lacks clarity in respect to existing and future commercial activities and visitor accommodation. SUB-P6 implies there must be an ODP for any new zone; amend to clarify an ODP is only needed for greenfield development. Seek clarification that undeveloped land at Pegasus is not greenfield, but an existing urban area. The Canterbury Regional Policy Statement defines greenfield development as areas identified as Greenfield Priority Areas; there is no such definition in the Proposed District Plan.	Amend SUB-P6 to clarify that it only applies to new greenfield areas that have been zoned and not areas zoned for urban development sought to be rezoned, in order to ensure subdivision can occur at Pegasus township and within Local Centre Zone without an Outline Development Plan. Insert definition of 'greenfield' if required.
412.6	Templeton Group - Paul Gunn	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Introduction	Introduction	Support	Support the General Objectives and Policies for all Commercial and Mixed Use Zones Introduction.	Retain the General Objectives and Policies for all Commercial and Mixed Use Zones Introduction as notified.
412.7	Templeton Group - Paul Gunn	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O1	Support	Support CMUZ-O1.	Retain CMUZ-O1 as notified.
412.8	Templeton Group - Paul Gunn	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Objectives	CMUZ-O2	Support	Support CMUZ-O2.	Retain CMUZ-O2 as notified.
412.9	Templeton Group - Paul Gunn	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P1	Support	Support CMUZ-P1.	Retain CMUZ-P1 as notified.
412.10	Templeton Group - Paul Gunn	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P2	Support	Generally support CMUZ-P2.	Retain CMUZ-P2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
412.11	Templeton Group - Paul Gunn	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P3	Amend	Generally supports CMUZ-P3 as proposed but the wording could be interpreted to mean that an Outline Development Plan (ODP) for the extended Local Centre Zone (LCZ) is required. An ODP for the extension to the LCZ as requested by Pegasus should not be required.	Amend CMUZ-P3 so that it does not apply to the proposed extended Local Centre Zone at Pegasus.
412.12	Templeton Group - Paul Gunn	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P4	Support	Support CMUZ-P4.	Retain CMUZ-P4 as notified.
412.13	Templeton Group - Paul Gunn	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P5	Support	Generally support CMUZ-P5.	Retain CMUZ-P5 as notified.
412.14	Templeton Group - Paul Gunn	CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones	Policies	CMUZ-P7	Amend	Amend CMUZ-P7 to enable residential units to be permitted at ground level at Pegasus Local Centre Zone. This is consistent with providing greater flexibility and mixed use activity, and encouraging more people to live in and around local centres, and would achieve a better design led outcome.	Amend CMUZ-P7:  "Residential activities are: 1. <del>Encouraged to locate above ground floor in all centres;</del> ..."
412.15	Templeton Group - Paul Gunn	LCZ - Local Centre Zone	Objectives	LCZ-O1	Amend	Support in part LCZ-O1 but consider that it should include recognition of the tourism potential of the Pegasus Local Centre Zone.	Amend LCZ-O1:  "Local Centres: 1. are the focal point for a range of commercial, community, <u>tourism/visitor accommodation</u> and service activities at a smaller scale than Town Centres to provide for <u>visitors and</u> the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities;..."
412.16	Templeton Group - Paul Gunn	LCZ - Local Centre Zone	Policies	LCZ-P1	Amend	Support in part LCZ-P1 but it should include recognition of the tourism potential of the Pegasus Local Centre Zone and provide for greater flexibility in total floor space and retail tenancy.	Amend LCZ-P1: "... 1. enable commercial, community, convenience, <u>tourism</u> and service activities that provide for <u>visitors and</u> the daily/weekly shopping needs of the local residential or nearby rural catchment and do not adversely affect the role and function of Town Centres, nor undermine investment in their public amenities and facilities; 2. enable a range of Local Centres which, excluding the Woodend <u>and Pegasus</u> Local Centres, generally comprise 1,000m <sup>2</sup> to 4,000m <sup>2</sup> total floor space and up to 15 shops with a maximum retail tenancy of 350m <sup>2</sup> GFA; ..."
412.17	Templeton Group - Paul Gunn	LCZ - Local Centre Zone	Activity Rules	LCZ-R4	Amend	Amend LCZ-R4 to include flexible provision for the Pegasus Local Centre Zone to have no gross floor area limits as per Woodend.	Amend LCZ-R4: "... 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend <u>and Pegasus</u> there is no limit; ..."
412.18	Templeton Group - Paul Gunn	LCZ - Local Centre Zone	Activity Rules	LCZ-R9	Amend	Amend to permit residential units at ground level in Pegasus Local Centre Zone. This is consistent with providing greater flexibility and mixed use activity, and encouraging more people to live in and around local centres. A better design led outcome can be achieved by building on the unique attributes of the township and facilities, scale of the landholding, and by providing flexibility in the location of residential activity and enabling greater integration with the lakefront.	Amend LCZ-R9: "... 1. <del>any residential activity shall be above the ground floor.</del> <u>At Pegasus, the activity shall comprise a maximum of 75% of the GFA of all buildings on the site;</u> 2. <u>for all other sites, any residential activity shall be above the ground floor."</u>
412.19	Templeton Group - Paul Gunn	LCZ - Local Centre Zone	Activity Rules	LCZ-R10	Amend	Amend LCZ-R10 to permit residential units at ground level at Pegasus Local Centre Zone. This is consistent with providing greater flexibility and mixed-use activity, and encouraging more people to live in and around local centres.	Amend LCZ-R10: "... 1. <del>any residential activity shall be above the ground floor.</del> <u>At Pegasus, the activity shall comprise a maximum of 75% of the GFA of all buildings on the site;</u> 2. <u>for all other sites, any residential activity shall be above the ground floor.</u>  Insert matters of discretion to CMUZ-MD11: "In relation to Pegasus Local Centre Zone, the extent to which: <u>a. the majority of the ground floor includes commercial activities that support vibrancy and visual interest;"</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
412.20	Templeton Group - Paul Gunn	LCZ - Local Centre Zone	Activity Rules	LCZ-R16	Amend	Amend LCZ-R16 to include flexible provision for the Pegasus Local Centre Zone as per Woodend.	Amend LCZ-R16: "... 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend <u>and Pegasus</u> there is no limit; ..."  Amend the matters of discretion so that CMUZ-MD11 does not apply to Pegasus.
412.21	Templeton Group - Paul Gunn	LCZ - Local Centre Zone	Activity Rules	LCZ-R17	Amend	Amend LCZ-R17 to include flexible provision for the Pegasus Local Centre Zone as per Woodend.	Amend LCZ-R17: "... 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend <u>and Pegasus</u> there is no limit; ..."  Amend the matters of discretion so that CMUZ-MD11 does not apply to Pegasus.
412.22	Templeton Group - Paul Gunn	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS1	Amend	Amend LCZ-BFS1 to increase maximum height in Local Centre Zone (LCZ) to 12m as it will contribute to making local centres vibrant focal points for communities and provide flexibility for Pegasus LCZ. A restricted discretionary activity status for a breach is more appropriate.	Amend LCZ-BFS1:  "1. The maximum height of any building, calculated as per the height calculation, shall be <del>40m</del> <u>12m</u> above ground level. ..."  Amend the activity status from DIS to RDIS with matters of discretion included as appropriate such as: - effects on the amenity of adjacent residential properties including - overshadowing - loss of privacy - ability to mitigate increased height through other methods
412.23	Templeton Group - Paul Gunn	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS6	Amend	Amend LCZ-BFS6 as a consequence of submitter's request for an amended provision for residential activity and residential units in the Local Centre Zone. Glazing and verandahs required by this standard will not be appropriate for ground floor residential activity/units. The lake front location lends itself to a bespoke solution and seek greater flexibility in setbacks from the road boundary, glazing and provision of verandahs.	Amend LCZ-BFS6: "... <u>2. The requirements for all buildings in (1) shall not apply to the LCZ at Pegasus.</u> "
412.24	Templeton Group - Paul Gunn	PEG - Pegasus	General	General	Oppose	Concerned that DEV-PEG-APP1, Pegasus Outline Development Plan (ODP) does not include any commercial areas and the residential area outline is difficult to read.  Understand the matters contained in the ODP for the Pegasus Township Development area have already been given effect to, thus the ODP should be deleted. However, many provisions are tied to the ODP framework and ambiguity exists for new development.  Some rules currently attached to the ODP are still required and these should be relocated to Part 2 District-wide matters and Part 3 Area specific matters as appropriate.	Delete PEG - Pegasus Township Development Area Chapter in its entirety.  Amend objectives, policies and rules as required to ensure the absence of an Outline Development Plan (ODP) does not prejudice development of the Local Centre Zone.  - Relocate DEV-PEG-BFS1 to Medium Density Residential Zone Chapter. - If required, relocate DEV-PEG-R4, R5 and R6 to Part 2 District-wide matters and Part 3 Area specific matters as appropriate. - Include an associated diagram showing where the above rules apply at Pegasus.  Alternatively, clarify the location of the commercial areas within the ODP and the location of the residential area outline.
412.25	Templeton Group - Paul Gunn	PEG - Pegasus	Activity Rules	DEV-PEG-R7	Oppose	Amend wording of DEV-PEG-R7 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and Local Centre Zone, is unclear and confusing.	Amend wording of the advisory note to state which provisions are being replaced by other provisions.
412.26	Templeton Group - Paul Gunn	LCZ - Local Centre Zone	Built Form Standards	LCZ-BFS12	Oppose	Amend the wording of LCZ-BFS12 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
412.27	Templeton Group - Paul Gunn	Planning Maps	General	General	Oppose	Rezone land in Pegasus from Medium Density Residential Zone to Local Centre Zone in alignment with the Operative District Plan business zoning and the master plan for the area to enable the development of a commercial centre.	Rezone the following land from Medium Density Residential Zone to Local Centre Zone:  64 Pegasus Main Street – Lot 10 DP 517496 66 Pegasus Main Street – Lot 102 DP 517496 70 Pegasus Main Street – Lot 101 DP 505068
412.28	Templeton Group - Paul Gunn	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD11	Amend	Amend to permit residential units at ground level in Pegasus Local Centre Zone. This is consistent with providing greater flexibility and mixed use activity, and encouraging more people to live in and around local centres. A better design led outcome can be achieved by building on the unique attributes of the township and facilities, scale of the landholding, and by providing flexibility in the location of residential activity and enabling greater integration with the lakefront.	Insert new matter of discretion to CMUZ-MD11:  <u>"In relation to Pegasus Local Centre Zone, the extent to which:</u>  <u>a. the ground floor includes some commercial activities that support vibrancy and visual interest."</u>
412.29	Templeton Group - Paul Gunn	CMUZ - Matters of Discretion for all Commercial and Mixed Use Zones	Matters of Discretion for all Commercial and Mixed Use Zones	CMUZ-MD11	Amend	Amend LCZ-R10 to permit residential units at ground level at Pegasus Local Centre Zone. This is consistent with providing greater flexibility and mixed-use activity, and encouraging more people to live in and around local centres.	Add matters of discretion to CMUZ-MD11:  <u>"In relation to Pegasus Local Centre Zone, the extent to which:</u>  <u>a. the majority of the ground floor includes commercial activities that support vibrancy and visual interest."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
412.30	Templeton Group - Paul Gunn	KLFR - Kaiapoi Large Format Retail	Activity Rules	DEV-KLFR-R1	Oppose	Amend the wording of DEV-KLFR-R1 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
412.31	Templeton Group - Paul Gunn	NWR - Northwest Rangiora	Activity Rules	DEV-NWR-R1	Oppose	Amend the wording of DEV-NWR-R1 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
412.32	Templeton Group - Paul Gunn	SBT - South Belt	Activity Rules	DEV-SBT-R2	Oppose	Amend the wording of DEV-SBT-R2 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
412.33	Templeton Group - Paul Gunn	OHOK - Bradleys Road Ohoka	Activity Rules	DEV-OHOK-R1	Oppose	Amend the wording of DEV-OHOK-R1 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
412.34	Templeton Group - Paul Gunn	WKP - West Kaiapoi	Activity Rules	DEV-WKP-R3	Oppose	Amend the wording of DEV-WKP-R3 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
412.35	Templeton Group - Paul Gunn	EKP - East Kaiapoi	Activity Rules	DEV-EKP-R3	Oppose	Amend the wording of DEV-EKP-R3 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
412.36	Templeton Group - Paul Gunn	MILL - Mill Road Ohoka	Activity Rules	DEV-MILL-R1	Oppose	Amend the wording of DEV-MILL-R1 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
412.37	Templeton Group - Paul Gunn	NWD - North Woodend	Activity Rules	DEV-NWD-R1	Oppose	Amend the wording of DEV-NWD-R1 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
412.38	Templeton Group - Paul Gunn	SBK - Southbrook	Activity Rules	DEV-SBK-R1	Oppose	Amend the wording of DEV-SBK-R1 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
412.39	Templeton Group - Paul Gunn	EWD - East Woodend	Activity Rules	DEV-EWD-R1	Oppose	Amend the wording of DEV-EWD-R1 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
412.40	Templeton Group - Paul Gunn	MPH - Mapleham	Activity Rules	DEV-MPH-R3	Oppose	Amend the wording of DEV-MPH-R3 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
412.41	Templeton Group - Paul Gunn	NRG - North Rangiora	Activity Rules	DEV-NRG-R2	Oppose	Amend the wording of DEV-NRG-R2 Advisory Note to clarify which provisions are intended to be replaced. The wording of the advisory note in a number of locations including in the Pegasus Outline Development Plan and the Local Centre Zone, is unclear and confusing.	Amend the wording of the advisory note to state which provisions are being replaced by other provisions.
413.1	Saunders and; Co Lawyers - Chris Fowler	General	General	General	Amend	Submitter requests that the submission points referred to in their first submission [408] also apply to the Accessway Land which forms part of 78 Kippenberger, to the extent that those submission points are relevant to the Accessway Land. Submitter has plans to develop the 100ha as a residential development known as 'Bellgrove', and considers the proposed certification process will not enable timely subdivision and development of land and seeks it is zoned for residential development.	Requests the following decision:  (a) The Proposed District Plan (PDP) is rejected in its current form; or  (b) that the provisions be amended to reflect the issues raised in this submission and in particular that: 1. The submission points referred to in the first submission [408] also apply to the Accessway Land, which forms part of 78 Kippenberger, to the extent that those submission points are relevant to the Accessway Land; 2. Such other relief as may be required to give effect to this submission, including alternative or necessary amendments to the PDP that address the matters raised by the submitter.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
413.2	Saunders and; Co Lawyers - Chris Fowler	Planning Maps	General	General	Amend	<p>Seeks to rezone Bellgrove South and Bellgrove North from proposed Rural Lifestyle Zone to:</p> <p>(a) a mix of Residential General Density Zone and Residential Medium Density Zone generally as shown on the North East Rangiora Outline Development Plan (ODP) and the South East Rangiora ODP; or</p> <p>(b) to Residential Zone, as detailed in the first submission [408] on attachment 3a and 3b, and attachment 4a and 4b; and</p> <p>(c) Commercial / Business Zone as detailed in the first submission [408] on attachment 3a and 3b, and attachment 4a and 4b.</p> <p>These zones are appropriate as:</p> <ul style="list-style-type: none"> <li>- the reasons described in the first submission [408 - especially paragraphs 11-17].</li> <li>- the land is identified as suitable for future greenfield residential development in the Canterbury Regional Policy Statement, which will help provide for housing demand in Rangiora;</li> <li>- the land is already identified for residential development in the North East Rangiora ODP and the South East Rangiora ODP;</li> <li>- the land is adjacent to the Stage 1 land that has been accepted under the Covid Fast-track Consenting Act for referral to the Environmental Protection Authority, with physical connections available for transportation and infrastructure routes;</li> <li>- the proposed rezoning will enable a logical extension of the urban form that will be established by development of the Stage 1 land.</li> </ul>	<p>Requests:</p> <p>(b) The provisions be amended to reflect the issues raised in this submission and in particular that:</p> <p>(ii) The planning maps are amended so that the land is zoned in advance of the certification process proposed to:</p> <p>a. A mix of Residential General Density Zone and Residential Medium Density Zone generally as shown on the North East Rangiora Outline Development Plan (ODP) and the South East Rangiora ODP; or</p> <p>b. To Residential Zone, as detailed in the first submission [408] on attachment 3a and 3b, and attachment 4a and 4b; and</p> <p>c. Commercial / Business Zone as shown in the first submission [408] on attachment 3a and 3b, and attachment 4a and 4b.</p> <p>(iii) the North East Rangiora ODP and the South East Rangiora ODP are amended as may be required to give effect to this submission; and/or</p> <p>(iv) such other relief as may be required to give effect to this submission, including alternative or necessary amendments to the Proposed District Plan that address the matters raised by the submitter.</p>
414.1	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of agriculture	Oppose	<p>Oppose the definition of 'agriculture' as it is inconsistent with section 217B of the Resource Management Act 1991 (RMA) and the Regional Plan. Agriculture is complex to define and having multiple definitions in various legislation (RMA and National Environmental Standard for Freshwater) creates inconsistencies.</p> <p>Section 217B is a central place for a standard definition of these activities, and has been tested and scrutinised to improve consistency.</p> <p>Agriculture has a functional need for the planting of plantation forest, shelterbelts and woodlots. Limiting this to 1ha is arbitrary and restrictive, and needs to be deleted as the predominant land use is what classifies it.</p>	<p>Replace 'agriculture' definition with that in s217B RMA:</p> <p>'arable land use' means the use of land to grow any of the following crops for harvest:</p> <p>(a) grain cereal, legumes, or pulse grain:</p> <p>(b) herbage seed:</p> <p>(c) oilseed:</p> <p>(d) maize grain, maize silage, cereal silage, or mangels:</p> <p>(e) crops grown for seed multiplication: (f) a crop prescribed in regulations made under section 217M(1)(a) RMA</p> <p>'horticultural land use' means the use of land to grow food or beverage crops for human consumption (other than arable crops), or flowers for commercial supply</p> <p>'pastoral land use' means the use of land for the grazing of livestock</p>
414.2	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of carbon forest	Oppose	<p>Oppose definition of 'carbon forest'. Carbon forestry is attractive to farmers struggling to operate traditional farming under increasing rules and regulations in regional and district plans. The rules that incorporate the definition do so to restrict carbon forestry on the basis of amenity nuisance (shading and icing) putting in doubt the viability of carbon forestry. Instead of regulating carbon forestry it is better to run a 'carbon forestry conversion' test over the impact of rules and regulations.</p> <p>Not all carbon forestry is intended for incorporation in the emissions trading scheme, as smaller carbon forests may be created as an internal carbon sink for the farming operation. The landscape and natural character rules also use the definition.</p>	<p>Delete definition and wait for national direction.</p>
414.3	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of biodiversity offset	Oppose	<p>Oppose the definition of 'biodiversity offset' due to the use of the word conservation which involves a willing seller and buyer of land and it obtaining conservation land status rather than private land captured under a Significant Natural Area. Lack of clarity and purpose around indigenous biodiversity provisions, including biodiversity off-set pertaining to indigenous biodiversity and not including non-native species.</p>	<p>Replace definition of 'Biodiversity offset' with 'Indigenous biodiversity offset' as follows:</p> <p>"means a <u>measurable improvement in quality or quantity of indigenous biodiversity resulting from actions that comply with the principles in ECO-APP2 and are designed to:</u></p> <p>a. <u>compensate for more than minor residual adverse biodiversity effects arising from subdivision, use or development after appropriate avoidance, remediation and mitigation measures have been sequentially applied; and achieve a no net loss of and preferably a net</u></p> <p><u>gain to, indigenous biodiversity values."</u></p>
414.4	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of indigenous biodiversity	Oppose	<p>Oppose the definition of 'indigenous biodiversity offset' due to the use of the word conservation which involves a willing seller and buyer of land and it obtaining conservation land status rather than private land captured under a Significant Natural Area. Lack of clarity and purpose around indigenous biodiversity provisions, including biodiversity off-set pertaining to indigenous biodiversity and not including non-native species.</p>	<p>Replace definition of 'Indigenous biodiversity offset' with:</p> <p>"means a <u>measurable improvement in quality or quantity of indigenous biodiversity resulting from actions that comply with the principles in ECO-APP2 and are designed to:</u></p> <p>a. <u>compensate for more than minor residual adverse biodiversity effects arising from subdivision, use or development after appropriate avoidance, remediation and mitigation measures have been sequentially applied; and achieve a no net loss of and preferably a net</u></p> <p><u>gain to, indigenous biodiversity values."</u></p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
414.5	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of gardening	Amend	Amend to reflect the limited scale of gardening to avoid extension into agricultural activities.	Amend the definition of 'gardening' to:  "means the <u>small scale</u> maintenance, preparation, digging, and replacing of soil for the planting of shrubs, flowers, ground cover, trees, and other plants; harvesting of produce; and the covering of the ground in lawn or bark where it does not permanently alter the profile, contour or height of the land, or leave soil exposed to erosion. It does not include the removal of soil off site, planting of trees within the root protection area of any notable tree or group of trees, or any other gardening activity that would cause damage or affect the growth of any notable tree or group of trees. <u>To avoid doubt, this definition excludes agricultural activities</u> ".
414.6	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of improved pasture	Amend	Amend the date 31 December 1999 and the use of Canterbury basemaps in determining improved pasture. At the time of submission, Canterbury basemaps did not cover the entirety of the district and at a resolution too coarse to identify pasture. Supports definition of 'improved pasture'.	Amend definition of 'improved pasture':  "Improved pasture means an area of land where exotic pasture species have been deliberately sown or maintained for the purpose of pasture production since 31 December 1999* and species composition and growth has been modified and is being managed for livestock grazing.  *The aerial map series on Canterbury Maps - Basemap Gallery - Imagery Basemap type 'Imagery 1995-1999' can be used to help determine this, <u>along with other photographs and farm records</u> ".
414.7	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of intensive outdoor primary production	Oppose	Opposes the definition of 'intensive outdoor primary production' as it is too difficult and arbitrary to achieve a definition, and is unnecessary in the context of the objectives, policies, rules and methods that enact the definition.	Delete definition of 'intensive outdoor primary production'.
414.8	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of indigenous vegetation	Amend	Amend definition of 'indigenous vegetation clearance'. Implies pasture and improved pasture and grazing is permitted in and around significant indigenous vegetation if it is not mob-stocking, which is challenging to define and given the rule structure, is inappropriate to have as permitted activity-non-complying.	Amend definition of 'indigenous vegetation clearance':  "means the felling, clearing, damage or disturbance of indigenous vegetation by cutting, mob stocking, crushing, cultivation, irrigation, earthworks, chemical application, artificial drainage, stop banking, burning, or any other activity in or directly adjacent to an area of indigenous vegetation that destroys or directly results in extensive failure of an area of indigenous vegetation.  <u>It does not include the grazing of pasture or improved pasture species in that area of indigenous vegetation.</u> "
414.9	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of national grid yard	Oppose	Amend the definition of 'National Grid Yard' to be consistent with NZECP34 Code of Practice for Electrical Safe Distances, particularly Section 2.4.1 around support structures. This definition and the yard widths are not consistent and unnecessarily onerous compared to the Code. Note that farmers will be overwhelmingly affected by regulation that exceeds the Code.	Amend the definition of 'National Grid Yard':  "a. the area located 12m in any direction from the outer edge of a 220kV or a 350kV National Grid transmission line support structure; or b. the area located 10m in any direction from the outer edge of a 66kV National Grid transmission line support structure; and c. the area located 10m either side of the centreline of an overhead 66kV National Grid transmission line on towers (including tubular steel towers where these replace lattice steel towers); or d. the area located 12m either side of the centreline of any overhead 220kV or 350kV National Grid transmission line on towers (including tubular steel towers where these replace lattice steel towers)."
414.10	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of no net loss	Amend	The definition of 'no net loss' incorporates the natural range inhabited by indigenous species, however the Proposed District Plan only handles natural range at the scale of ecological districts. Based on this measure, almost all species will have reduced range, and there will always be a net loss, unless the whole of the district is returned to a pre-human state. Recommend using 31 December 1999 as used for improved pasture, as a baseline date to measure natural range from. The definition also does not differentiate between plants and fauna. Particularly for mobile species, when this definition is triggered by a policy or a rule, the cause of decline can be assumed (i.e. blaming a landholder) without context.	Amend the definition of 'no net loss': ".... b. indigenous species' population sizes <u>as of 31 December 1999</u> (taking into account natural fluctuations) and long term viability; and c. the <u>natural</u> range inhabited by indigenous species <u>as of 31 December 1999</u> ; and d. the range and ecological health and functioning of assemblages of indigenous species, community types and ecosystems <u>at a particular site or sites.</u> "
414.11	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of noise sensitive activity	Amend	It is not clear that the definition of 'noise sensitive activities' covers the issue of reverse sensitivity for activities located close to rural areas. It appears to include all residential activities as noise sensitive, other than people living on farm, and this creates a substantial reverse sensitivity issue.	Amend the definition of 'noise sensitive activities':  "means: a. residential activities other than those in conjunction with, <u>or nearby to</u> , rural activities that comply with the rules in the relevant district plan as at 23 August 2008; ...."
414.12	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of outdoor storage area	Oppose	'Outdoor storage area' is an unnecessary definition that may unfairly constrain rural land use. It would capture any areas on farm used for storing machinery, grain, silage, and the like. The zone standards should cover any matters in this area that need regulation, rather than needing an additional definition. For instance, some of this is covered in the national planning standard definition of 'primary production'.	Delete the definition of 'outdoor storage area'.
414.13	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of overland flow path	Oppose	The definition of 'overland flow path' is poorly written, as a 'flow path' implies the movement of water, and the movement of water almost always suggests a first order stream, which is river – whether it is intermittent in flow or not. It may also be duplicating or inconsistent with the Canterbury Regional Plan, which is the better place to handle water regulation.	Delete the definition of 'overland flow path'.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
414.14	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of plantation forestry	Oppose	The definition of 'plantation forestry' is wrong with respect to the National Environmental Standards for Plantation Forestry (NES-PF). The NES-PF is specifically for plantation forestry, and does not include all forestry.	Replace the definition of 'plantation forestry' with:  "has the same meaning as the NES-PF, <del>including forestry</del> "
414.15	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of public amenities	Oppose	The definition of 'public amenities' could imply that amenities on private land which assist the public also become public amenities. A better way of writing the definition is to link the amenities to the underlying land ownership.	Replace the definition of 'public amenities' with:  "means <u>public land and</u> buildings or other structures <u>on that land</u> used to provide amenity and assist the public. ..."
414.16	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of reverse sensitivity	Support	Support the definition of 'reverse sensitivity'.	Retain the definition of 'reverse sensitivity' as notified.
414.17	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of riparian margin	Amend	The definition of 'riparian margin' introduces the problem of what constitutes a 'vegetated' strip. In practice, riparian margins are simply a buffer of land surrounding freshwater environments, and may simply be ungrazed or long pastoral grass species. Vegetation can imply that the margins need to be managed or planted in some way.	Amend the definition of 'riparian margin':  "means any <del>vegetated</del> -strip of land which extends along streams, rivers and the banks of lakes and wetlands and is therefore the interface between terrestrial and aquatic ecosystems."
414.18	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of rural production	Amend	The definition of 'rural production' introduces 'forestry' activities, however the plan only defines 'plantation forestry', and thus, the definition can only include this. It also excludes 'outdoor intensive primary production' and 'indoor intensive primary production'. The 'outdoor intensive primary production' definition has been opposed elsewhere in this submission. 'Intensive indoor primary production' is most likely to occur in the rural environment, but it could feasibly occur anywhere provided the effects were managed. It may be better simply to not include or exclude 'intensive indoor primary production', and to state that 'rural production' is a subset of 'primary production'.	Amend the definition of 'rural production': "... <del>Rural production excludes outdoor intensive primary production activities or indoor intensive primary production activities. Rural production is a subset of primary production.</del> "
414.19	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of significant natural area	Amend	Oppose the concept of 'unmapped Significant Natural Areas' (SNAs), because there is no clear process with the appropriate statutory checks and balances to incorporate these into the plan. It is not logically possible to provide for an 'unmapped SNA' in the definition when boundaries of these have not been determined, and when the process in the plan provides no guidance or oversight on how these will be determined.	Amend the definition of 'significant natural area':  "means <del>an mapped</del> area of significant indigenous vegetation and/or significant habitat of indigenous fauna that meets one or more of the ecological significance criteria listed in ECO-APP1. <del>A SNA can be either a mapped SNA or unmapped SNA. Refer to the individual definitions for these terms</del> ".
414.20	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of unmapped sna	Oppose	Oppose the concept of unmapped Significant Natural Areas' (SNAs), because there is no clear process with the appropriate statutory checks and balances to incorporate these into the plan. It is not logically possible to provide for an 'unmapped SNA' in the definition when boundaries of these have not yet been determined, and when the process in the plan provides no guidance or oversight on how these will be determined.	Delete the definition of 'unmapped SNA'.
414.21	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of upgrading	Oppose	The definition of 'upgrading' is inconsistent with many of the rules that apply it, and could be applied on an endless incremental basis, with negative effects on landholders. It is not clear that a definition with numerics is actually needed in the context of the rest of the plan.	Delete the definition of 'upgrading'.
414.22	Federated Farmers of New Zealand Inc. - Peter Wilson	Definitions	Definitions	Definition of woodlot	Amend	The definition of 'woodlot' includes things not commonly understood to be woodlots, for instance, a carbon sink and wilding tree management purposes, which is more closely related to conservation activities (which has its own definition).	Amend definition of 'woodlot':  "means a stand of trees for the purposes of firewood, Christmas trees, the creation of other wood products, <del>a carbon sink, erosion control, pest, or wilding tree management purposes</del> ; but excluding plantation forestry."
414.23	Federated Farmers of New Zealand Inc. - Peter Wilson	Abbreviations	General	General	Amend	Concerned that as matters of discretion have been abbreviated, the placement of the table of matters of discretion is far removed from the policies and rules, and there may be inconsistencies as a result.	Bring matters of discretion for each chapter into a table at the bottom of that chapter, and apply this across the entire plan.
414.24	Federated Farmers of New Zealand Inc. - Peter Wilson	CE - Te taiao o te takutai moana - Coastal environment	Matters of Discretion	CE-MD1	Amend	Concerned that the tests for indigenous vegetation clearance in CE-MD1 are not the same as for tsunami risk or effects on landscape.	For CE-MD1, the indigenous clearance thresholds and the lack of a clause to minimise that, similar to the mitigation clauses in 3 and 4 is a potential problem.  Amend CE-MD1: "1. <del>The extent of indigenous vegetation clearance. The extent to which indigenous vegetation clearance is minimised.</del> ..."
414.25	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD1	Amend	There is inconsistent use of the threshold for indigenous vegetation loss in the Proposed District Plan. For instance, 'no net loss', 'net loss', and 'net gain' are all tests used, and these may be inconsistent with the matters of discretion. There is no incorporation of pasture in ECO-MD1. For instance, the matters of discretion may cover land that has some form of pasture or improved pasture within it, and that the grazing regime it supports also needs to be considered.	The 'no net loss' test is supported, but the policies and rules that implement this matter of discretion may not also have this test.  Amend ECO-MD1: "... <u>12. the extent to which any pasture or improved pasture and the grazing regime it supports co-exists with indigenous vegetation.</u> "

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414.26	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD2	Amend	ECO-MD2 needs to consider any pasture or improved pasture within a Significant Natural Area.	Amend ECO-MD2: "... <u>2. The extent to which any pasture or improved pasture co-exists with the Significant Natural Area.</u> "
414.27	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	General	Amend	While there is a framework of incentivising subdivision with Significant Natural Area (SNA) by giving additional allotments, there is no similar assessment criteria for landowners with SNAs and do not subdivide. To provide fairness and equity, there needs to be specific, similar incentives.	Insert an additional ECO-MD4: " <u>Support for SNAs (except those arising from subdivision):</u> 1. <u>Rates relief</u> 2. <u>Direct grants</u> 3. <u>Maintenance of existing management or grazing regimes.</u> "
414.28	Federated Farmers of New Zealand Inc. - Peter Wilson	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD2	Amend	EW-MD2 does not clearly rule out reverse sensitivity effects on sensitive activities, which risks the sensitive activity being sited near the earthworks being weighted higher than the earthworks.	Amend EW-MD2: "... 2. Reverse sensitivity effects such as the effect of a sensitive activity locating near earthworks activities <u>but only to the extent that the earthworks can still take place.</u> ..."
414.29	Federated Farmers of New Zealand Inc. - Peter Wilson	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD4	Amend	EW-MD4(1) 'health and safety' is not a general Resource Management Act 1991 matter, outside some specific areas.	Delete EW-MD4(1). The section 6 natural hazard matters all make sense with this deletion.
414.30	Federated Farmers of New Zealand Inc. - Peter Wilson	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD5	Amend	In regards to EW-MD5, re-vegetation is often easiest or fastest using non-indigenous, non-pest species.	Change EW-MD5 (1) to include 'indigenous or non-indigenous' species.
414.31	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	General	Amend	All the freshwater setbacks in the Natural Character of Freshwater Bodies Matters of Discretion have subdivision, use, and development in mind, but will have perverse effects on existing rural land use.	Amend all matters of discretion, objectives, policies, and rules in the Natural Character of Freshwater Bodies section to indicate that they apply to subdivision only, to avoid wrongly applying them to existing rural land uses.
414.32	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD1	Amend	NATC-MD1 could adversely affect the planting of vegetation associated with farming, horticulture, or rural land use. This is a particular issue if the submitter's other relief to delete or amend the freshwater setbacks is not accepted.	Insert additional matter to NATC-MD: "... <u>5. "None of the above applies to traditional rural use of a private landholding".</u> "
414.33	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD2	Oppose	NATC-MD2 fails to give effect to the public access policies and rules, which provide for exemptions to the public access provisions on various grounds. NATC-MD2 appears to go further than these policies and rules, introducing the power to manage the adverse effects of activities and developments where these might compromise the use or enjoyment of the areas. When read with the large freshwater setbacks, this is a substantial and unlawful imposition on private landholders.	Delete NATC-MD2 in entirety and rely on policies, or underlying status of land.
414.34	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD3	Amend	NATC-MD3 does not address existing lawful lawful use within freshwater setbacks.	Amend NATC-MD3 title:  "Specified structures <u>lawfully established, with landowner permission</u> , within freshwater setbacks"  Insert additional matter to NATC-MD3: "... <u>8. The extent to which the structure impedes or assists the existing use of the land."</u>
414.35	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD4	Amend	NATC-MD4 needs to be limited to new buildings and structures. It should indicate that given the size of some of the freshwater setbacks, structures can only be established on them with lawful landowner permission.	Amend the title of NATC-MD4:  "New buildings, structures, and impervious surfaces <u>established with landowner permission</u> within freshwater setbacks"

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414.36	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD6	Oppose	NATC-MD6 implies a land grab as a freshwater setback reduction can only occur under limited exceptions. The setbacks may have subdivision in mind, however they apply generally to all rural land, and will have perverse outcomes.	Delete all matters of discretion in NATC-MD6, as relief elsewhere is requesting the removal of the freshwater setback approach in its entirety, and instead use existing setbacks within national instruments, the Canterbury Land and Water Regional Plan, and underlying landownership (including current and future esplanade reserves and strips, and marginal strips) as sufficient setbacks.
414.37	Federated Farmers of New Zealand Inc. - Peter Wilson	NH - Matepa mahorahora - Natural hazards	Matters of Discretion	NH-MD1	Amend	Needs to be clearly stated this does not apply to the maintenance of existing buildings or tracks.	Amend NH-MD1 to include:  "New buildings and structures, additions to buildings and additions to access tracks (excluding maintenance)"
414.38	Federated Farmers of New Zealand Inc. - Peter Wilson	NH - Matepa mahorahora - Natural hazards	Matters of Discretion	NH-MD3	Amend	Unclear if NH-MD3 applies to all infrastructure or just critical infrastructure. Want to avoid scenario where farm infrastructure in a natural hazard area is automatically assumed to be a hazard and assessed as such.	Reword NH-MD3 to apply to critical infrastructure only.
414.39	Federated Farmers of New Zealand Inc. - Peter Wilson	NH - Matepa mahorahora - Natural hazards	Matters of Discretion	NH-MD4	Amend	Need to make clear that NH-MD4 applies to new buildings and sites only.	Reword NH-MD4 to apply only to new buildings or sites.
414.40	Federated Farmers of New Zealand Inc. - Peter Wilson	OSRZ - Matters of Control or Discretion for all Open Space Zones	Matters of Control or Discretion for all Open Space and Recreation Zones	OSRZ-MCD14	Amend	If there is any private land within the Open Space Zone, the grazing license requirement must be amended to only apply to Council-owned or managed (vested) land.	Amend OSRZ-MCD14 to apply grazing licence to Council owned or managed land.
414.41	Federated Farmers of New Zealand Inc. - Peter Wilson	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD10	Amend	Need to clarify if RES-MD10 applies to existing or new rural sales activities. Existing rural sales activities should be exempt.	Reword to apply to 'new rural sales'.
414.42	Federated Farmers of New Zealand Inc. - Peter Wilson	RESZ - Matters of Discretion for all Residential Zones	Matters of Discretion for all Residential Zones	RES-MD11	Oppose	RES-MD11 has the potential to significantly affect any remaining farming that occurs within a residential zone, before land is released for subdivision.	Delete RES-MD11 unless an additional matter is added indicating that it does not apply to residual parcels of pastoral land.
414.43	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD1	Oppose	RURZ-MD1 places an undue weight on one determination of the natural environment. The purpose of the Rural Zone is pastoral farming and other rural activity, however this definition of 'natural environment' appears to equate natural environment with conservation/preservation values.	Delete RURZ-MD1, or amend:  "The term natural environment values describes those matters addressed in the Chapters under the Natural Environment Values heading in the District Plan. <u>Where there is conflict between the natural environment values definition and the purposes of the rural zone for primary production, primary production prevails.</u> "
414.44	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD3	Amend	RURZ-MD3 needs to give more primacy to the primary production values of the Rural Zone.	Amend RURZ-MD3 (1):  "1. The use, intensity and scale of the operation on the site and the built form is compatible with, and maintains <u>primary production</u> , rural character and amenity values of the surrounding zone. ..."
414.45	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD4	Oppose	RURZ-MD4 only applies to the effects of shading and conflict/reverse sensitivity. The latter introduces a degree of uncertainty and subjectivity regarding forestry, woodlots, and carbon forestry. Neutral on carbon forestry, noting that it has substantial detrimental effects on landscape, water yield, and fragments rural communities, but is also attractive option for landowners for whom traditional farming is no longer viable due to rules and regulations in regional and district plans. Instead of regulating carbon forestry it is better to run a 'carbon forestry conversion' test over the impact of all rules and regulations. Smaller carbon forests more akin to woodlots may be created as an internal carbon sink for farming operation, rather than as a trading forest in the Emissions Trading Scheme. These matters of discretion may also unnecessarily constrain the National Environmental Standards for Plantation Forestry and traditional use of small woodlots. It is better to wait for national direction to regulate carbon forestry.	Delete RURZ-MD4.
414.46	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD5	Amend	RURZ-MD5 needs to protect existing rural sales activities at their current size and scale, and should apply only to new rural sales activities.	Amend title to:  " <u>New</u> rural sales"
414.47	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD8	Amend	RURZ-MD8 needs to directly reference effects on rural production and primary production, given the purpose and principles of the Rural Zone.	Amend RURZ-MD8 (1):  "1. The extent to which building design, siting and external appearance adversely impacts on <u>primary production</u> , rural character and amenity values. ..."

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
414.48	Federated Farmers of New Zealand Inc. - Peter Wilson	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Matters of Discretion	SASM-MD2	Amend	SASM-MD2 introduces matters covering indigenous vegetation and a requirement to restore natural features. Both of these may be inconsistent with the primary purpose of the underlying zone, and override private property rights.	Amend SASM-MD2 to exclude farming operations in the rural zone.
414.49	Federated Farmers of New Zealand Inc. - Peter Wilson	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Matters of Discretion	SASM-MD3	Amend	SASM-MD3 introduces matters covering indigenous vegetation and a requirement to restore natural features. This may be inconsistent with the primary purpose of the underlying zone, and override private property rights.	Amend SASM-MD3 to exclude farming operations in the rural zone.
414.50	Federated Farmers of New Zealand Inc. - Peter Wilson	Regulations	Regulations	Regulations	Amend	The Resource Management (Stock Exclusion) Regulations 2020 may need to be included in the list of Resource Management Act 1991 s360 regulations. If it is listed, submitter would like to know where the primary responsibility for implementing them is sitting. It may sit with the Canterbury Regional Council.	Clarify if the Regulations List is including the Resource Management (Stock Exclusion) Regulations 2020 and if it does, clarify where responsibility for enforcing them sits.
414.51	Federated Farmers of New Zealand Inc. - Peter Wilson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Amend	Support SD-O1(1) as it seeks an 'overall net gain in the quality and quantity of indigenous ecosystems and habitat, and indigenous biodiversity'. This implies an aggregation of the differing approaches to indigenous biodiversity. It implies that there are existing Significant Natural Areas that can be better managed or enhanced, in many cases, alongside primary production. However, concerned at the lack of policies, rules and methods to achieve this. Do not support SD-O1(5) as this may duplicate the Canterbury Regional Plan. SD-O1 may need amendment following the introduction of any National Policy Statement on Indigenous Biodiversity.	Support the concept of 'overall net gain in the quality and quantity of indigenous ecosystems and habitat'. Ensure that policies, rules, methods, and appendices/schedules actually implement all aspects of this objective in aggregate and individually. This may require additional rules and methods, and these have been requested where they apply. Delete SD-O1(5), as this appears to be more appropriate within the Canterbury Regional Plan.
414.52	Federated Farmers of New Zealand Inc. - Peter Wilson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Support SD-O2 in part, but note that the function of the urban centres in the District as support centres for the surrounding primary industry is not mentioned.	Amend SD-O2(5): "... 5. Supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being: a. the primary centres for community facilities; b. the primary focus for retail, office and other commercial activity; and c. <u>support and service centres for primary production; and</u> d. the focus around which residential development and intensification can occur. ..."
414.53	Federated Farmers of New Zealand Inc. - Peter Wilson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Amend	The focus on reverse sensitivity in SD-O4 is not strong enough. This objective fails entirely to protect high class and versatile soils within the District that underpin rural and primary production. The spatial extent of these soils is wider than just the rural zone. Land Use Capability 1-3 classes have been used as a proxy for these soils, but there are other definitions of versatile soil that may apply. The wording 'limit other activities' is poor and may be best placed in another clause.	Amend SD-O4: "... 1. providing for rural production activities, activities that directly support rural production activities and activities reliant on the natural resources of Rural Zones <del>and limit other activities;</del> <u>2. limit other activities;</u> <u>23. ensuring that within rural areas the establishment and operation of rural production activities are not limited by new incompatible sensitive activities; and</u> <u>4. protecting LUC 1 – 3 class land and other identified versatile soils from subdivision and development in order to maintain the life-supporting capacity of soil. "</u>
414.54	Federated Farmers of New Zealand Inc. - Peter Wilson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O5	Amend	Support SD-O5 in principle. However, the objective uses the term 'recognition', but the matters in the objective go further than recognition, to concepts of 'protection', and 'enhance'[ment]. The objective may enable policies, methods and rules that override private property rights to enable access to cultural sites and areas of significance that occur on private land. If access over private land is to be obtained, there needs to be a negotiation for that access, and the objective fails to acknowledge this. The concept of negotiated access needs to be introduced in the objective, and then flow through to the policies and rules, with policies that outlined the process by which negotiation for access to sites on private land would be obtained.	Amend SD-O5: "... 2. the values of identified sites and areas of significance to Ngāi Tūāhuriri <del>are can</del> <u>be</u> protected; 3. Ngāi Tūāhuriri can retain <u>where it exists</u> , and <u>may</u> enhance access to sites of cultural significance; ..."
414.55	Federated Farmers of New Zealand Inc. - Peter Wilson	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O6	Amend	Concerned by the wording in SD-O6 that states 'avoiding subdivision, use, and development where the risk is unacceptable' is vague around the term 'use' in the context of the avoid test. It could constrain rural land use when rural land use has more resilience and flexibility in the face of hazards.	Delete 'use' from SD-O6: "... 1. avoiding subdivision, <del>use</del> and development where the risk is unacceptable; and mitigating other natural hazard risks. ..."
414.56	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Support	Support UFD-O1.	Retain UFD-O1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
414.57	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Support	Support UFD-O2.	Retain UFD-O2 as notified.
414.58	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P1	Amend	UFD-P1 fails to safeguard the life-supporting capacity of soil, in particular Land Use Capability classes 1-3 and other identified versatile soils. The District contains substantial high class soils on which much of the prosperity and economic base of the district (and surrounding region) depends, yet these receive little recognition in the plan.	Amend UFD-P1 by inserting an additional clause 3: "... <u>3. Avoid where practicable any development on LUC 1-3 soils.</u> "
414.59	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P2	Amend	UFD-P2 fails to safeguard the life-supporting capacity of soil, in particular Land Use Capability classes 1-3 and other identified versatile soils. The District contains substantial high class soils on which much of the prosperity and economic base of the district (and surrounding region) depends, yet these receive little recognition in the plan.	Amend UFD-P2 by inserting an additional clause 3: "... <u>3. Avoid where practicable any development on LUC 1-3 soils.</u> "
414.60	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P3	Amend	UFD-P3 fails to safeguard the life-supporting capacity of soil, in particular Land Use Capability classes 1-3 and other identified versatile soils. The District contains substantial high class soils on which much of the prosperity and economic base of the district (and surrounding region) depends, yet these receive little recognition in the plan.	Amend UFD-P3 by inserting an additional clause (2)(f): "... <u>Avoid where practicable any development on LUC 1-3 soils.</u> "
414.61	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P4	Amend	UFD-P4 fails to safeguard the life-supporting capacity of soil, in particular Land Use Capability classes 1-3 and other identified versatile soils. The District contains substantial high class soils on which much of the prosperity and economic base of the district (and surrounding region) depends, yet these receive little recognition in the plan.	Amend UFD-P4 by inserting an additional sentence:  " <u>Avoid where practicable any development on LUC 1-3 soils.</u> "
414.62	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P5	Amend	UFD-P5 fails to safeguard the life-supporting capacity of soil, in particular Land Use Capability classes 1-3 and other identified versatile soils. The District contains substantial high class soils on which much of the prosperity and economic base of the district (and surrounding region) depends, yet these receive little recognition in the plan.	Amend UFD-P5 by inserting an additional sentence:  " <u>Avoid where practicable any development on LUC 1-3 soils.</u> "
414.63	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P6	Amend	UFD-P6 fails to safeguard the life-supporting capacity of soil, in particular Land Use Capability classes 1-3 and other identified versatile soils. The District contains substantial high class soils on which much of the prosperity and economic base of the district (and surrounding region) depends, yet these receive little recognition in the plan.	UFD-P6 does not need any amendment as the relief in UFD-P2 would cover it.
414.64	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P7	Amend	UFD-P7 fails to safeguard the life-supporting capacity of soil, in particular Land Use Capability classes 1-3 and other identified versatile soils. The District contains substantial high class soils on which much of the prosperity and economic base of the district (and surrounding region) depends, yet these receive little recognition in the plan.	Amend UFD-P7: "... <u>6. Avoid where practicable any development on LUC 1-3 soils.</u> "
414.65	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P8	Amend	UFD-P8 fails to safeguard the life-supporting capacity of soil, in particular Land Use Capability classes 1-3 and other identified versatile soils. The District contains substantial high class soils on which much of the prosperity and economic base of the district (and surrounding region) depends, yet these receive little recognition in the plan.	Amend UFD-P8: "... <u>5. Avoid where practicable any development on LUC 1-3 soils.</u> "
414.66	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P9	Amend	UFD-P9 fails to safeguard the life-supporting capacity of soil, in particular Land Use Capability classes 1-3 and other identified versatile soils. The District contains substantial high class soils on which much of the prosperity and economic base of the district (and surrounding region) depends, yet these receive little recognition in the plan.	Amend UFD-P9: "... <u>4. Avoid where practicable any development on LUC 1-3 soils.</u> "
414.67	Federated Farmers of New Zealand Inc. - Peter Wilson	UFD - Ahuatanga auaha a taone - Urban form and development	Policies	UFD-P10	Amend	UFD-P10 fails to safeguard the life-supporting capacity of soil, in particular Land Use Capability classes 1-3 and other identified versatile soils. The District contains substantial high class soils on which much of the prosperity and economic base of the district (and surrounding region) depends, yet these receive little recognition in the plan.	Amend UFD-P10: "... <u>3. Minimise reverse sensitivity effects on primary production, including LUC 1-3 soils.</u> "
414.68	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O3	Amend	Oppose EI-O3 in part as it is inappropriate to protect the future upgrading and development of infrastructure. Existing land uses, such as farming, must not be unnecessarily constrained for the purpose of protecting a future activity that may be decades away. The District Plan must not compromise any Public Works Act processes. The reference to reverse sensitivity is specific to the National Grid as per the National Policy Statement on Electricity Transmission Policy 10, and does not apply to other public infrastructure.	Amend EI-O3:  "Effects of other activities and development on energy and infrastructure: The safe, efficient and effective operation, maintenance, repair, <u>renewal, upgrading and development</u> of energy and infrastructure is not <u>inappropriately</u> constrained or compromised by activities and development, <u>including by reverse sensitivity effects.</u> "

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
414.69	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P4	Amend	Seeks clarity as EI-P4 is unclear whether it applies to new buildings or during renovation or maintenance. Submitter is concerned about additional costs on landholders for farm worker accommodation over and above the new requirements for landlords in the Residential Tenancies Act.	Amend EI-P4:  "Seek more environmentally sustainable outcomes associated with energy and infrastructure in the <u>design and construction phase</u> , including by promoting..."
414.70	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P5	Amend	Currently, the clause 1 of the policy constrains more than minor upgrades to energy and infrastructure, which is different to the objective. Clause 2 does not consider the effects on existing activities, particularly rural production activities, instead it only handles this generally under well-being of people and communities.	Amend EI-P5 (2) by inserting an additional clause (f): "... <u>f. rural production</u> "
414.71	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P6	Oppose	Oppose as EI-P6 introduce additional stringency without justification where it goes beyond the constraints on surrounding land use in electricity transmission corridors provided in the National Policy Statement on Electricity Transmission (NPS-ET). EI-P6 also introduces a term 'intensive farming activities' which is not defined in the plan. The requirement of the NPS-ET is only for activities to be reasonably managed to avoid reverse sensitivity effects on the electricity transmission network. The remaining policies cover the ground well, and the rules give effect to the NZ Electrical Code of Practice and are anticipated by the NPS-ET. EI-P5 manages the adverse effects of energy and infrastructure, and additional effects requiring management are beyond adverse effects has not been explained.	Delete EI-P6
414.72	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R2	Amend	Unclear if the rule also applies to agricultural activities where the track has dual or multiple use, or if the more stringent rules for the various rural zones and overlays override this. Many access tracks, particularly in the hill country, have multiple use. Submitter prefer a permitted activity status for maintenance of existing vehicle tracks where they exist across all zones and overlays.	Amend EI-R2 by inserting an additional sentence for clarification:  <u>"This rule applies to existing vehicle access tracks that have dual or multiple use, such as for primary production."</u>
414.73	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R12	Amend	Additions to poles or towers are often for an increase in line capacity or voltage which results in an increase in the corridor width adjacent to the line (under the NZECP34:2001). Whilst the width is limited in this instance to twice the width of the cross-arm (and no increase in height), there is no limitation on the number of times that this upgrade can occur thus, a stealth increase in corridor width could gradually occur without any landholder permission.	Amend EI-R12 by limiting it to one event only:  <u>"This rule can only be used once per pole on any given transmission line. Further upgrades require consent."</u>
414.74	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R13	Amend	Additions to poles or towers are often for an increase in line capacity or voltage which results in an increase in the corridor width adjacent to the line (under the NZECP34:2001). Whilst the width is limited in this instance to twice the width of the cross-arm (and no increase in height), there is no limitation on the number of times that this upgrade can occur thus, a stealth increase in corridor width could gradually occur without any landholder permission.	Amend EI-R13 by limiting it to one event only:  <u>"This rule can only be used once per pole on any given transmission line. Further upgrades require consent."</u>
414.75	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R16	Oppose	Oppose EI-R16 as this permitted activity rule allows for a doubling of the number of lines, and other substantial upgrades without landholder consultation. The plan fails to anticipate the effects that this will have on the transmission corridor. This is an ever increasing envelope, unsuited to a permitted activity rule which requires clearly defined effects. There is no limitation on the number of times that a line upgrade can be carried out.	Amend EI-R16 by deleting the permitted activity rule, and replacing with a restricted discretionary rule:  <u>"Activity status: RDIS</u>  <u>Matters of discretion are restricted to:</u>  <u>EI-MD14 - Extent of effects"</u>
414.76	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Electricity transmission and electricity distribution	EI-R24	Amend	Oppose EI-R24 (3) permitted standard of a 18m pole height for urban areas, and a 25m height for rural areas. The standard needs to be the same across all zones. As with the other rules, there is also no requirement for landholder consultation, even when a consent is triggered.	Amend either EI-R24 (3)(a) to 25m, or (3)(b) to 18m. Add additional matter of discretion EI-MD17.
414.77	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Electricity transmission and electricity distribution	EI-R25	Amend	There is no requirement for landholder consultation, even when a consent is triggered.	Add additional matter of discretion EI-MD17
414.78	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Irrigation/stockwater networks	EI-R49	Amend	Support the permitted activity standard but the matters in the permitted rule may not be met and the rule does not have a higher activity standard associated. A catch-all standard of controlled activity is sought if a catch-all is needed. Furthermore, clarity of definition is required between 'upgrade', 'extension' and 'new'.	If required, amend to have catch-all standard of controlled activity. Clarity is required between 'upgrade', 'extension' and 'new'.
414.79	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Irrigation/stockwater networks	EI-R50	Oppose	Request restricted discretionary status, perhaps with a discretionary catch-all. The Canterbury Land and Water Regional Plan contains any similar rules on this matter, and the matters of discretion need to be limited to the land use matters within the scope of the District Council under s31 of the Resource Management Act 1991.	Amend activity status in EI-R50 to RDIS.



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414.80	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on the National Grid	EI-R51	Amend	<p>Rules for National Grid must be consistent with NZECP34 and the National Policy Statement for Electricity Transmission, and not undermine landowners' rights awarded by their legal easement agreements and other legislation. The National Grid corridor is located over private land, mostly farms. Transpower should have easement agreements for all their assets to have a direct relationship with the landowner and rights and obligation protected. Furthermore, Transpower already have protection via the Code of Practice for Electrical Safety Distances, and a NPS, which creates a distinctly uneven advantage over landowners.</p> <p>Submitter supports the permitted status in (1)(e) as uninhabited farm and hort structures and buildings, do not create a reverse sensitivity effect on electricity transmission.</p> <p>Safe distances for these buildings and structures from poles and towers must be consistent with Section 2.4 of the Code, and fences with Section 2.3 of the Code of Practice for Electrical Safety Distances. The proposed 12m setback distance is inconsistent with the definition of 'National Grid Yard', which provides different setback distances depending on the voltage and structure type. Submitter also opposes (1)(b) because the setback of 6m from a National Grid support structure unnecessarily exceeds the Code of Practice for Electrical Safety Distances requirement of 5m.</p>	<p>Amend the permitted activity part of EI-R51:</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; <del>and where the activities and development in (d) to (i) below are set back 12m from National Grid support structure:</del></p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than <del>6m</del><u>5m</u> from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p><del>d. any new non-habitable building less than 2.5m in height above ground level and 10m<sup>2</sup> in floor area;</del></p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p><del>f. mobile irrigation equipment used for agricultural and horticultural activities;</del></p> <p><del>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</del></p> <p>h. building alterations and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>i. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</p>
414.81	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on the National Grid	EI-R51	Amend	<p>Oppose in part as non-complying status is onerous for most activities that do not meet the permitted standards – restricted discretionary status is more appropriate with matters limited to EI-MD12. Submitter accepts non-complying status for sensitive activities, and milking sheds. Intensive farming and wintering barns needs defining, to ensure that there is no undue restriction of normal farming activities by this rule.</p> <p>Access routes are a matter for the landowner, and Transpower needs to negotiate terms of access with the landowner. The District Plan must not undermine basic property rights such as access over private land. Section 2.1.1 of NZECP34 states one of its purposes is to ensure that the support structures can be accessed for inspection and maintenance. There is no need for the District Plan to regulate this matter further.</p>	<p>Amend EI-R51:</p> <p>"1. activities and development within a National Grid Yard involve the following:</p> <p><del>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</del></p> <p>...</p> <p>d. dairy/milking sheds <del>or buildings for intensive farming or wintering barns;</del> and</p> <p>..."</p>
414.82	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on the National Grid	EI-R52	Amend	<p>Earthworks provisions within the National Grid Yard must be consistent with the Code of Practice for Electrical Safe Distances (the Code). The 300mm depth limit within 6m is in excess of the Code requirement of 300mm within 2.2m and 750mm depth between 2.2m and 5m of a structure.</p> <p>Vehicular access is a matter for the landowner, and Transpower needs to negotiate terms of access with the landowner. The District Plan must not undermine basic property rights such as access over private land. The Code states one of its purposes is to ensure that the support structures can be accessed for inspection and maintenance. There is no need for the District Plan to regulate this matter further.</p> <p>Submitter support the exemptions for normal agricultural cultivation or the repair, sealing, or resealing of the existing surface of any road, footpath, or driveway, which is consistent with the Code.</p> <p>The Code stipulates that fence post holes can occur if they do not exceed 500mm diameter, beyond 1.5m from a pole or stay wire. This provision needs to be provided for in the District Plan. Rule EI-R54 provides for vertical holes, so there is no reason why EI-R52 should not.</p>	<p>Amend EI-R52:</p> <p>1. around National Grid support towers:</p> <p>a. depth shall be no deeper than 300mm within <del>6m</del><u>2.2m</u> of a foundation of a National Grid support structure, <u>and no deeper than 750mm between 2.2m and 5m of a foundation of a National Support Structure;</u></p> <p>...</p> <p>3. earthworks shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; and</p> <p><del>4. earthworks shall not result in vehicular access to a National Grid support structure being permanently obstructed;</del></p> <p><u>5. vertical holes, provided they do not exceed 500 mm diameter and are more than 1.5m from the outer edge of the pole support structure or stay wire.</u></p>
414.83	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on the National Grid	EI-R53	Oppose	<p>Oppose EI-R53 as the definition does not exclude farm quarries, and RD status for having an infrequently-used farm quarry on the same large property as a National Grid structure is onerous and unnecessary. Excavation is already managed by Section 2 of NZECP34 and mobile plant by Section 5, so all quarrying whether on a farm or not, is already regulated and has to comply with setbacks to ensure safety of people, plant and the integrity of the National Grid.</p>	<p>Delete EI-R53.</p>



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414.84	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on major electricity distribution lines	EI-R54	Oppose	Suggests deletion of EI-R54 as Electricity distribution lines do not have the same status as the National Grid and are not required to be protected from sensitive activities under the National Policy Statement on Electricity Transmission. Easement agreements are the appropriate mechanism. Electricity distribution lines remain subject to NZECP34 and there is no need for further regulation in the District Plan.	Delete EI-R54.
414.85	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Managing effects of activities and development on major electricity distribution lines	EI-R56	Oppose	Suggests deletion of EI-R56 as the electricity distribution lines do not have the same status as the National Grid and are not required to be protected from sensitive activities under the National Policy Statement on Electricity Transmission. Easement agreements are the appropriate mechanism. Electricity distribution lines remain subject to NZECP34 and there is no need for further regulation in the District Plan.	Delete EI-R56.
414.86	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD6	Amend	Suggests EI-MD6 must not apply to local electricity distribution lines as it do not have the same status as the National Grid and there is no obligation to protect them from sensitive activities under the National Policy Statement on Electricity Transmission. Easement agreements are the appropriate mechanism. Access is a matter to be negotiated between the landowner and the electricity operator, and the District Plan must not compromise this. The future upgrade or development as a matter of discretion is onerous and unfair. Only existing and current matters should be considered.	Amend EI-MD6:  "Electricity transmission <del>and electricity distribution</del> 1. Extent of effects on access to and the operation, maintenance, <del>upgrade,</del> <del>development</del> and structural integrity of the electricity transmission <del>and electricity distribution</del> network. 2. Extent of compliance with the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 3. Nature of technical advice provided by infrastructure operators and extent of compliance with it"
414.87	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD7	Oppose	Oppose any regulation of landowners for the protection of the gas distribution network. This is because gas pipelines have 100% easement agreement coverage where they cross over private land, and district plan regulation is completely unnecessary. District Plan provisions must not undermine legal easement agreements.	Delete EI-MD7.
414.88	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD12	Amend	Oppose in part as the future upgrade or development as a matter of discretion, is onerous and unfair. Only existing and current matters should be considered. Access is a matter to be negotiated between the landowner and the electricity operator, and the District Plan must not compromise this.	Amend EI-MD12:  "1. The extent of any impacts on the operation, maintenance, <del>upgrading and development</del> of the National Grid. 2. The risk to the structural integrity of any affected National Grid support structure(s). 3. <del>The extent of any impact on the ability of the National Grid owner (Transpower NZ Ltd) to access the National Grid.</del> 4. The risk of electrical hazards affecting public or individual safety, and the risk of property damage."
414.89	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD13	Oppose	Oppose as EI-MD13 must not provide the same level of protection to local electricity distribution lines. Electricity distribution lines do not have the same status as the National Grid and are not required to be protected from sensitive activities under the National Policy Statement on Electricity Transmission. Access is a matter to be negotiated between the landowner and the electricity operator, and the District Plan must not compromise this. The future upgrade or development as a matter of discretion is onerous and unfair. Only existing and current matters should be considered.	Delete EI-MD13.
414.90	Federated Farmers of New Zealand Inc. - Peter Wilson	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD14	Amend	These matters of discretion are triggered by any upgrades to electricity transmission lines, but the concept of landholder consultation is ruled out as the matters of discretion and are limited to non-compliance with any given standard, not wider effects.	Amend EI-MD14 by adding the additional matter of discretion:  " <u>Any effects on the underlying or adjacent landholders</u> ".
414.91	Federated Farmers of New Zealand Inc. - Peter Wilson	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R22	Amend	Oppose restricted discretionary activity status for stock underpasses under rail and road, and in particular, the limitation on notification options.	Amend TRAN-R22 to be a controlled activity.
414.92	Federated Farmers of New Zealand Inc. - Peter Wilson	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Oppose	It is not clear how "land use" is defined, as clause 2 in the Ashley Fault overlay could be read as avoiding any new land use, including other rural uses.	Amend chapter to:  "New subdivision, <del>land</del> use and development".
414.93	Federated Farmers of New Zealand Inc. - Peter Wilson	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Amend	Clause (3) of NH-O2 could be inconsistent with (1).	Amend NH-O2(1): " <u>Existing infrastructure, including critical infrastructure can be upgraded, maintained, or replaced</u> "  Amend NH-O2(3): " <u>Avoid new critical infrastructure in high flood hazard areas and high coastal flood hazard areas, unless there is a functional or operational need for the location or route</u> "
414.94	Federated Farmers of New Zealand Inc. - Peter Wilson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Support	NH-P1 reflects how wording in NH-O1 was probably intended – to reflect 'use', rather than land use.	Retain NH-P1 as notified.

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414.95	Federated Farmers of New Zealand Inc. - Peter Wilson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P15	Oppose	NH-P15 appears to focus mostly on flooding hazards, rather than general hazard resilience. Existing pastoral land provides substantial resilience in having large areas of non-built ground in the event of earthquakes, as well as also providing a buffer between built areas and waterways.	Amend NH-P15 to add:  "Rural production activities are usually highly resilient to natural hazards".
414.96	Federated Farmers of New Zealand Inc. - Peter Wilson	NH - Matepa mahorahora - Natural hazards	Policies	NH-P18	Oppose	It is unfair to blame wildfire and vehicle crash risk from ice hazards solely on woodlots and shelterbelts, while ignoring plantation forestry and carbon forestry. There are usually inherent setbacks within road corridors and on the sites themselves that guard against this risk.	Delete NH-P18.
414.97	Federated Farmers of New Zealand Inc. - Peter Wilson	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R7	Oppose	Shelterbelts are an inherent part of rural production, including preventing wind erosion of soils, shelter, and shade for stock, and as wind and weather breaks for orcharding. They can also reduce potential for reverse sensitivity as they act as a barrier between properties and are an important mitigation tool for managing spray drift. Shelterbelts are managed by farmers and growers and there is a functional need to provide for shelterbelts in the rural environment.	Delete NH-P18 and NH-R7, or replace with an activity status of Permitted in NH-R7, with no limitations.
414.98	Federated Farmers of New Zealand Inc. - Peter Wilson	NH - Matepa mahorahora - Natural hazards	General	General	Oppose	Seek statutory process for the consideration and issuing of Flood Assessment Certificates to ensure clarity and consistency, as an SOP or similar as an appendix, as these certificates are functioning in a statutory fashion similar to resource consents.	Amend advisory notes to provide for a statutory process for processing the flood certificates.
414.99	Federated Farmers of New Zealand Inc. - Peter Wilson	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	General	General	Oppose	Support the cultural landscape approach in principle, but not its implementation. The Proposed District Plan does not outline the primary issues, however the rule framework would follow more natural from an issues and outcomes basis. Note that the cultural overlays will impose costs and constraints on relatively low intensity hill and high country farms in the west of the District (along with a few coastal areas). Suggest instead of mapping as a broad overlay, to produce a more specific set of sites or areas such as the traffic light system used in the Banks Peninsula component of the Christchurch City Plan.	Replace cultural mapping with a heat map or traffic light system that identifies knowledge and risk more appropriately on the cultural landscape maps.
414.100	Federated Farmers of New Zealand Inc. - Peter Wilson	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Objectives	SASM-O1	Support	Support SASM-O1, however concerned how it will be integrated into the policies and rules.	Support SASM-O1 as notified.
414.101	Federated Farmers of New Zealand Inc. - Peter Wilson	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P4	Amend	Unclear if SASM-P4(3) will trigger earthworks associated with rural production and farming activities. It is not practical to require authorisation from Heritage New Zealand or Te Ngāi Tūāhuriri Rūnanga for everyday farming activities.	Amend SASM-P4 to provide for a farmer information protocol and channel that communicates the values that might be present on site along with how to respond if something is found.  Add additional clause (4): "... <u>manage earthworks involving the disturbance of soils as part of rural production activity through a farmer discovery protocol</u> ; ..."
414.102	Federated Farmers of New Zealand Inc. - Peter Wilson	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Policies	SASM-P5	Amend	Many of the sub-clauses in SASM-P5 may be going beyond the scope of a district plan, and may be better located in a regional plan. The reinstatement of original watercourses is not likely to be possible in many places.	Delete aspects of SASM-P5 that duplicated or restate similar provisions in the Canterbury Land and Water Regional Plan.  Amend SASM-P5: "... 1. protect the health of these waterbodies and associated coastal waters, including by maintaining their natural character where it is high and enabling enhancement where it is degraded, <del>including through the reinstatement of original water courses where practicable</del> ..."
414.103	Federated Farmers of New Zealand Inc. - Peter Wilson	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R1	Oppose	Opposes SASM-R1 as it will impede efforts by hill country farmers to achieve the requirements of national environmental standards and regional plans, and Proposed District Plan requirements relating to significant indigenous biodiversity. To force a resource consent for fence realignment for imprecise cultural mapping is unnecessary stringency. Suggests a farmer discovery protocol in the overlay areas can be used which would enable permitted activity status for the maintenance of a fence.	Amend SASM-R1:  "Where: 1. <u>the maintenance of an existing fence is a permitted activity where, a farmer discovery protocol has been circulated and is understood.</u> "
414.104	Federated Farmers of New Zealand Inc. - Peter Wilson	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R4	Oppose	In SASM-R4, the definition of 'other activities' is not clear, and seems to extend to anything other than fencing, urupā, burial, and mahinga kai. Pastoral farming activities are not included generally, and nor are harvesting activities (forestry, woodlot). It is not clear which cultivation depth clause applies – it should be to the depth that has already occurred on the land. It is also likely not necessary, given that finer grained mapping, a heat map, and a farmer discovery protocol would achieve the same outcomes.	Delete restricted discretionary activity status. Delete SASM-R4, and replace with finer grained mapping using a heat map, or traffic light approach, along with a farmer discovery protocol.

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414.105	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Objectives	ECO-O1	Oppose	ECO-O1 must use the concept of 'net gain', for consistency with SD-O1. The Resource Management Act 1991 provides no direction for an 'increase' in indigenous biodiversity. The Objective would normally be expected to bring additional clarity on the Strategic Direction, but yet ECO-O1 simplifies that direction to just an 'increase', and thus, fails to give effect to it.  Oppose the two-tier approach of mapped and unmapped sites, at least until the content of the National Policy Statement on Indigenous Biodiversity is known.	Delete SD-O1 and replace with the following:  <u>"Ecosystems and indigenous biodiversity</u> <u>The quality and quantity of indigenous biodiversity in the District is increased overall by:</u>  1. <u>Improving and incentivising the management of existing SNAs</u> 2. <u>Incentivising the identification, management of other areas of significant indigenous vegetation and significant habitat of indigenous fauna."</u>
414.106	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P1	Oppose	The Proposed District Pan does not discuss a statutory process such as Schedule 1 for the incorporation of new mapped areas (in accordance with APP1) to become Significant Natural Areas. This may be ultra vires.	Insert statutory process for identification, agreement with landowner, management incentives, and insertion of new mapped areas into plan by way of Schedule 1 process. No new Significant Natural Areas can be formalised except by plan change.
414.107	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Oppose	ECO-P2 is poorly written. It appears to limit planting within Significant Natural Areas (SNAs), which presumably would prevent their restoration. The buffer of an SNA should not extend into surrounding land, instead, the buffer should be included into the SNA for simplicity. There is no equivalent bonus or additionality for rural activities from indigenous biodiversity apart from subdivision, and the tier 2 SNA process puts a disincentive on the use of other mechanisms like QEII, other plans, and community initiatives.	Amend ECO-P2: "... 1. <del>limiting</del> <u>outlining what indigenous vegetation clearance within SNAs is and is not possible on an SNA by SNA basis;</u> 2. <del>limiting planting within mapped SNAs;</del> 3. <del>limiting irrigation near mapped SNAs in order to provide a buffer from edge effects;</del> <u>If a buffer is required on an SNA, build this into the overall SNA boundary</u> ... 8. <u>Implementing ECO-MD4, Incentives for landholders with SNAs</u> 9. <u>Mapping and scheduling additional SNAs as required by way of plan change"</u>
414.108	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P3	Oppose	In relation to ECO-P3, seek an equivalent incentive provided to landholders with Significant Natural Areas who do not intend to subdivide.	Amend ECO-P3 by including additional ECO-MD4 (as sought in previous relief) which provides the incentives scheme, noting that this will also require other approval where it involves financial incentives like rates relief or direct grants.  <u>"ECO-MD4</u>  <u>Support for SNAs (except those arising from subdivision):</u>  <u>1. Rates relief</u> <u>2. Direct grants</u> <u>3. Maintenance of existing management or grazing regimes".</u>
414.109	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Oppose	The Resource Management Act 1991 does not provide a direction on 'enhance' and seek removal of this component within ECO-P4. Delete the broad ecological district restrictions on indigenous vegetation clearance applied without mapped Significant Natural Areas. Note that ECO-P4 and ECO-P5 are unlikely to be achieved without a significant rethink of the plan's approach to indigenous biodiversity.	Amend ECO-P4: "... 2. restricting indigenous vegetation clearance or modification of habitat of indigenous fauna, by recognising that indigenous vegetation within: a. the Lower Plains Ecological District and High Plains Ecological District has been widely destroyed, fragmented and degraded by land use and pests and therefore clearance of any remaining indigenous vegetation <u>may need to be assessed, mapped, and incorporated into this plan as a mapped SNA by way of plan change</u> <u>needs to be restricted</u> in order to protect what remains; and b. the Oxford Ecological District, Torlesse Ecological District and Ashley Ecological District, has a larger proportion of indigenous vegetation remaining and therefore some clearance of indigenous vegetation may be acceptable; <u>Indigenous vegetation in this District may need to be assessed, mapped, and incorporated into this plan as a mapped SNA by way of plan change</u> 3. recognising that the District contains <u>plant</u> species that are threatened, at risk, or r each their national or regional distribution limits in the District, and naturally uncommon ecosystems, and limiting their clearance where <u>in a mapped SNA</u> ; ..."
414.110	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P5	Amend	ECO-P5 is relatively practical, however needs amendments to make it consistent with objectives. The objectives introduce quantity and quality tests, but ECO-P5(4) only implies quantity improvements. Quality improvements include pest control, direct enhancement on site, and planting.	Amend ECO-P5: "... 4. the biodiversity offset will achieve a net gain of indigenous biodiversity if the area contains any of the following <u>for quantity improvements</u> : a. indigenous vegetation in land environments where less than 20% of the original indigenous vegetation cover remains; b. areas of indigenous vegetation associated with sand dunes and wetlands; c. areas of indigenous vegetation located in 'originally rare' terrestrial ecosystem types not covered under (a) and (b) above; or d. habitats of threatened, and at risk, indigenous species.  <u>For quality improvements</u> a. <u>Predator and pest control, including weed removal</u> b. <u>Increasing the area of plantings on-site, using locally sourced stock"</u>

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414.111	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P7	Amend	ECO-P7 is restating Policy 11 of the New Zealand Coastal Policy Statement (NZCPS), but without other context where the NZCPS provides for existing activities. The rules will determine if appropriate weighting has been applied.	Relief is in the points submitted on the rules.
414.112	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P8	Oppose	Oppose ECO-P8. The avoid test fails to consider the need to handle indigenous or invasive pest species, public access, and activities required for flood management purposes. It introduces many perverse and unintended effects. It may be more stringent than, or introduce opposition with, the Canterbury Regional Land and Water Plan. Amend to replace with waterbodies within Significant Natural Areas, and replace the avoid test with avoid, remedy, or mitigate.	Delete ECO-P8 in entirety.
414.113	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Oppose	Oppose ECO-R1. Delete the link to unmapped Significant Natural Areas (SNA), as there is no statutory process for determining an unmapped SNA. ECO-R1 offers no ability to maintain buried pipelines, except for critical infrastructure, which may affect water supplies to farms, particularly in the hill country. The non-complying activity status when compliance not achieved is a severe restriction. These restrictions are more stringent than within conservation estate which is unfair. It also provides undemocratic and unchecked power on Council Ecologists, who, under the advisory note have a right of reply on any ecological advice commissioned by a landholder. Any disputes are best handled under a resource consent process which is why a restricted discretionary activity status is sought.	Amend ECO-R1: "... 1. within any mapped SNA <del>or unmapped SNA</del> , the indigenous vegetation clearance is: a. required for maintenance, repair or replacement purposes and is: ... e. <u>within 5m of the centreline of any buried pipeline</u> ... <u>Activity status when compliance not achieved: RDIS"</u>
414.114	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Oppose	Delete advisory note within ECO-R1 and the process it implies as this is not a statutory process with no legal process. It becomes ecologist versus ecologist with no way of handling disputes, or testing evidence.	Delete advisory note from ECO-R1.
414.115	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Amend	Opposes stringent buffer requirements in ECO-R2(2) of 75m around lakes, and 20m around rivers as these are more stringent than the National Environmental Standards for Freshwater (NES-F) without justification. The buffers should align with the NES-F. Opposes the incorporation of unmapped Significant Natural Areas without a process for identifying them, mapping them, and scheduling them. Notes that some permitted activity standards, such as that for improved pasture (which is good), may be overridden by the absolute avoid test in the policy.	Amend ECO-R2 (Lower Plains Ecological District and High Plains Ecological District): "... 1. the indigenous vegetation is not within any mapped SNA <del>or unmapped SNA</del> ; and 2. <del>the indigenous vegetation clearance is-</del> <del>not within 75m of a lake, 20m of the bank of a river, or 50m of any wetland, unless the</del> <del>clearance</del> near a lake, river, or wetland is expressly authorised under the NES-F; and 3. the indigenous vegetation clearance is: a. required for maintenance, repair or replacement purposes and is: ... iv. <u>within 5m of the centreline of any buried pipeline</u> ..."
414.116	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Amend	ECO-R2 for the Oxford, Torlesse, and Ashley Ecological Districts takes into account ecological district characteristics. Oppose the buffer requirements in ECO-R2(5) of 75m around lakes and 20m around rivers as these are more stringent than the National Environmental Standards for Freshwater (NES-F) without justification; the buffers should align with the NES-F. Oppose the incorporation of unmapped Significant Natural Areas without a process for identifying, mapping, and scheduling them. Some of the permitted activity standards, such as that for improved pasture (which is good), may be overridden by the absolute avoid test in the policy.	Amend ECO-R2 (Oxford, Torlesse, and Ashley Ecological Districts): "... Where: ... 5. <del>the indigenous vegetation clearance is-</del> <del>not within 75m of a lake, 20m of the bank of a river, or 50m of any wetland, unless the</del> <del>clearance</del> near a lake, river, or wetland is expressly authorised under the NES-F; and ... 8. the indigenous vegetation clearance is: a. required for maintenance, repair or replacement purposes which is: ... iv. <u>within 5m of the centreline of any buried pipeline</u> ..."

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414.117	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R4	Oppose	The boundary of the Significant Natural Area should include the buffers if they are required. If not, then a 5m buffer would be sufficient.	Amend ECO-R4: "... 1. any new irrigation infrastructure shall be set back a minimum of 205m from any mapped SNA that is not part of a registered protective covenant under the Queen Elizabeth the Second National Trust Act 1977 <u>where the SNA does not include the buffer already</u> "
414.118	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	General	Amend	Seeks additional rules or equivalent to deal with the equity issue where landholders do not subdivide and receive no incentive to maintain indigenous biodiversity within Significant Natural Areas on their land. ECO-MD4 includes these matters, however resource consent may be required to provide appropriate compliance and monitoring given financial incentives are involved. Suggest a controlled activity status, except in the case of other land management agreements such as Queen Elizabeth II National Trust.	Insert new ECO-R5A:  " <u>ECO-R5A-Maintenance of SNAs</u> <u>Rural zones</u> <u>Activity status: Permitted</u>  <u>Where SNAs are managed under QEII, Reserves Act 1977, or other formal land management agreement, the financial incentives in ECO-MD4 apply</u>   <u>Activity status when compliance not achieved: Restricted discretionary</u>  <u>Matters of discretion: ECO-MD4</u> "
414.119	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R7	Oppose	Oppose ECO-R7 as it unclear what constitutes planting. It may override the provision for improved pasture, and it is unclear why non-complying status is needed when the existing rules are non-complying if compliance is not achieved, and even with the submitter's relief sought still go to restricted discretionary if compliance is not achieved. For example, the continuation of over sowing of tussock in the hill and high country could trigger ECO-R7, even though the pasture is existing. It may also override permissions provided under other legislation, such as the Crown Pastoral Land Act.	Delete ECO-R7 in entirety.
414.120	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Advice Note	ECO-AN1	Support	ECO-AN1 acknowledges that landholders may be subject to three or four levels of permission as a result of the Proposed District Plan, other plans, and legislative schemes. It seeks to add clarity and reduce unnecessary stringency and duplication.	Support ECO-AN1 as notified.
414.121	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	General	Amend	Seeks additional method to provide equivalency on indigenous biodiversity incentives for landholders of Significant Natural Areas that do not subdivide but wish to obtain the same incentives and advantages as those that do. The submitter has proposed (refer to submission point 414.118) a consenting framework which operationalises this, however this requires further discussion with the Council on the non-Resource Management Act 1991 components.	Insert new ECO-MD4:  " <u>Support for Significant Natural Areas (except those arising from subdivision):</u> <u>1. Rates relief</u> <u>2. Direct grants</u> <u>3. Maintenance of existing management or grazing regimes</u> ".
414.122	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED1	Oppose	Oppose ECO-SCHED1 as there is no assessment of trend, risk, or prior management on any of these sites. In many of these areas the continuing presence of the values will be down to the landholder, however this is not acknowledged. Could support ECO-SCHED1 if trend and risk columns are added to it.	Delete ECO-SCHED1 unless trend, risk, and prior management history are added.

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414.123	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED2	Oppose	Opposes ECO-SCHED2 as there is no assessment of trend, risk, or prior management on any of these sites. In many of these areas the continuing presence of the values will be down to the landholder, however this is not acknowledged. Could support ECO-SCHED2 if trend and risk columns are added to it.	Delete ECO-SCHED2 unless trend, risk, and prior management history are added.
414.124	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED3	Oppose	Opposes ECO-SCHED3 as there is no assessment of trend, risk or prior management on any of these sites. In many of these areas, the continuing presence of the values will be down to the landholder, and this is not acknowledged. Could support ECO-SCHED3 if trend and risk columns are added to it.	Delete ECO-SCHED3 unless trend, risk, and prior management history are added.
414.125	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	Table ECO-2	Oppose	Oppose Table ECO-2 as it is district-wide, and not site-specific. As several of the objectives and policies refer to threatened species in general and not site specific, this could theoretically put most, or all, of the District into an avoid test.	Provide explanatory note for Table ECO-2:  "This table is District and not site-specific. The presence of species in this table does not necessarily trigger a policy or rule status on its own. Also the presence and status of species in this table does not constitute the starting point for counting net gains in overall indigenous biodiversity – this is 31 December 1999."
414.126	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Appendices	ECO-APP1	Oppose	Oppose ECO-APP1 as it is the criteria for unmapped Significant Natural Areas (SNA), and offers no guidance for discussion and negotiation with landowners. It also does not include any criteria for risk, age, or reversibility. Submitter could only support ECO-APP1 if it contained another table on how unmapped SNAs are negotiated in terms of boundaries and management incentive package, and a guarantee of a Schedule 1 process to add them to the Proposed District Plan.	Oppose ECO-APP1, unless method is added outlining how unmapped Significant Natural Areas will be identified, assessed, discussed with landholders, along with an incentives package, and added to the Proposed District Plan via a Schedule 1 process.
414.127	Federated Farmers of New Zealand Inc. - Peter Wilson	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Appendices	ECO-APP2	Support	Supports ECO-APP2, but notes inconsistencies between the no net loss, and preferably a net gain test introduced here and elsewhere in the objectives, policies, and rules where an inconsistent test of only a 'net gain' is used.	Amend ECO-APP2 for consistency with the strategic objective:  "No net loss and preferably a net gain The values to be lost through the activity to which the offset applies are counterbalanced by the proposed offsetting activity which is at least commensurate with the adverse effects on indigenous biodiversity so that the overall result is no net loss and preferably a net gain in biodiversity. No net loss and net gain are measured by type, amount and condition at the impact and offset site and require an explicit loss and gain calculation. <u>Quality and quantity components apply separately</u> ".
414.128	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O1	Support	NATC-O1 is supported as it is restating section 6 of the Resource Management Act 1991.	Retain NATC-O1 as notified.
414.129	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O2	Oppose	Oppose NATC-O2 as there is no requirement for 'restoration' within the Resource Management Act 1991. Notes restoration would be of degraded natural character, which is a challenging and subjective matter.	Delete NATC-O2.
414.130	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P1	Amend	NATC-P1 needs to be changed to reference surface freshwater natural character, as per NATC-O1. Some of these requirements may duplicate what is in the Canterbury Land and Water Regional Plan.	Amend title of NATC-P1:  "Recognising natural character of <u>surface freshwater bodies</u> "  Delete duplications with the Canterbury Land and Water Regional Plan.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
414.131	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P4	Amend	Notes NATC-P4(4) may be overridden by avoid tests in Objectives and Policies.	Amend NATC-P4 by deleting clause 2: "..." <del>2. minimising indigenous vegetation clearance and modification, including where associated with ground disturbance and the location of structures, near wetlands, and lakes and rivers and their margins;</del> ..."
414.132	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P6	Amend	NATC-P6 is a good policy, however, it is likely overridden by many of the indigenous biodiversity policies.	Support NATC-P6 but provide context to state:  <u>"This rule overrides the rules in the indigenous biodiversity chapter"</u>
414.133	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R2	Amend	NATC-R2 is a practical policy, which would be better if it was in the indigenous biodiversity section, as the ECO rules likely override this in most contexts.	Support NATC-R2, but provide context to state:  <u>"This rule overrides the rules in the indigenous biodiversity chapter"</u>
414.134	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Rules	NATC-R10	Oppose	NATC-R10 may be inconsistent or unnecessarily more stringent than the National Environmental Standard on Plantation Forestry.	Delete NATC-R10.
414.135	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	NATC-S1	Oppose	Opposes NATC-S1 setbacks. They are inconsistent with other setbacks that apply on land, such as from the Canterbury Land and Water Plan, marginal strip (which have existing land use restrictions) (usually 20 metres or more), esplanade strip, formed or unformed legal road, or even override or are inconsistent with the buffers in the National Environmental Standards for Freshwater s360 stock exclusion regulations, or ECO rules.	Delete NATC-S1 setbacks table.
414.136	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD2	Oppose	Oppose NATC-MD2. On the current numbers, most of these setbacks are on private land, and public access cannot be a consideration except upon subdivision and subsequent creation of an esplanade reserve or strip.	Delete NATC-MD2.
414.137	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD5	Amend	Amend NATC-MD5 as there are currently no matters of discretion around measures such as encouraging built stock crossings.	Amend NATC-MD5: "..." <u>7. Structures required to reduce stock access to freshwater where required by other policies."</u>
414.138	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD6	Oppose	Oppose NATC-MD6 as there is no mention of legislation, national instruments, or existing legal setback (marginal strip or esplanade reserve) within this setback reduction policy.	Delete NATC-MD6.
414.139	Federated Farmers of New Zealand Inc. - Peter Wilson	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Schedules	General	Oppose	Delete NATC-SCHED1 in entirety. Setback requirements already exist in legislation, on the land cadastre, from national instruments, or elsewhere within this plan.	Delete NATC-SCHED1.
414.140	Federated Farmers of New Zealand Inc. - Peter Wilson	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P1	Amend	Amend NFL-P1 as it is not clear where a carbon forest fits within this. The policy does not specifically mention carbon forestry, even though carbon forestry has no other land use controls, and can have a significant adverse effect on an existing landscape. Supports clause 6 which provides for existing rural production.	Amend NFL-P1: "..." 5. avoiding activities such as <del>plantation forestry, woodlots, shelterbelts, afforestation,</del> mining and quarrying activities and large buildings or groups of buildings or other structures which create adverse effects on the identified values; ..."



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
414.141	Federated Farmers of New Zealand Inc. - Peter Wilson	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Amend	Amend NFL-P3 as it is not clear where a carbon forest fits within this. The policy does not specifically mention carbon forestry, even though carbon forestry has no other land use controls, and can have a significant adverse effect on an existing landscape. Supports clause 5 which provides for existing rural production.	Amend NFL-P3: "... 4. avoiding activities such as <del>plantation forestry</del> , <del>shelterbelts</del> , <u>afforestation</u> , mining and quarrying activities and large buildings or groups of buildings or other structures which create adverse effects on the identified values; ..."
414.142	Federated Farmers of New Zealand Inc. - Peter Wilson	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P4	Amend	Amend NFL-P4 as it is not clear where a carbon forest fits within this. The policy does not specifically mention carbon forestry even though carbon forestry has no other land use controls, and can have a significant adverse effect on an existing landscape. Supports clause 7 which provides for existing rural production.	Amend NFL-P4: "... 4. avoiding incompatible activities, including <del>plantation forestry</del> , <del>shelterbelts</del> , <u>afforestation</u> , mining and quarrying activities, and large buildings or groups of buildings or other structures which create unacceptable adverse effects on the identified values; ..."
414.143	Federated Farmers of New Zealand Inc. - Peter Wilson	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R5	Amend	It is not clear if a fence is a building in the context of NFL-R5.	Amend NFL-R5 note:  "This rule does not apply to structures and buildings provided for under NFL-R1 to NFL-R4, NFL-R8, or natural hazards mitigation structures for flooding, <u>or fences</u> ."
414.144	Federated Farmers of New Zealand Inc. - Peter Wilson	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R6	Amend	Amend NFL-R6 to clarify how maintenance of existing tracks wider than 3m, already permitted under other rules, is treated.	Amend NFL-R6: Add, " <u>or where permitted under other rules</u> ."
414.145	Federated Farmers of New Zealand Inc. - Peter Wilson	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R8	Oppose	Oppose NFL-R8 as this can only apply to new irrigators, and even then, the critical factor with new irrigators is access to water, which is a Canterbury Regional Council matter.	Delete NFL-R8.
414.146	Federated Farmers of New Zealand Inc. - Peter Wilson	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R10	Amend	Amend NFL-R10 to clarify if it applies to carbon forests or not as it would be unfair for it not to.	Amend NFL-R10 title:  " <u>Afforestation</u> "
414.147	Federated Farmers of New Zealand Inc. - Peter Wilson	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R11	Amend	Amend NFL-R11 to clarify if this rule applies to non pest willows as the rule in its current form overrides many established plantings and planting programmes.	Amend NFL-R11: "... i. ... <u>Non pest Salix spp.</u> "
414.148	Federated Farmers of New Zealand Inc. - Peter Wilson	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R13	Amend	Amend NFL-R13 to clarify if this rule applies to carbon forests or not. It may be better to simply refer to afforestation.	Amend NFL-R13 title:  "Afforestation"
414.149	Federated Farmers of New Zealand Inc. - Peter Wilson	NFL - Ahuatanga o te whenua - Natural features and landscapes	Natural Features and Landscapes Standards	NFL-S1	Amend	NFL-S1 needs to be clarified if it applies to fences or not.	Amend exemption list with additional bullet point to:  " <u>NFL-S1(1) does not apply to fences</u> "
414.150	Federated Farmers of New Zealand Inc. - Peter Wilson	NFL - Ahuatanga o te whenua - Natural features and landscapes	Matters of Discretion	NFL-MD1	Support	Support NFL-MD1 particularly clause 7.	Retain NFL-MD1 as notified.
414.151	Federated Farmers of New Zealand Inc. - Peter Wilson	NFL - Ahuatanga o te whenua - Natural features and landscapes	Appendix	NFL-APP1	Oppose	Opposes NFL-APP1 unless it introduces additional columns which indicate current risk to the landscape, how existing management may have protected the landscape, and the degree to which existing negative effects are reversible.	Amend NFL-APP1 to introduce additional columns of: Current risk Existing management history Reversibility of negative effects
414.152	Federated Farmers of New Zealand Inc. - Peter Wilson	PA - Tomonga marea - Public access	Objectives	PA-O1	Support	Supports the wording in PA-O1 that access must not create adverse effects on the rights of private property owners as unwelcome trespassers can disrupt farming activities, put themselves in danger and create nuisance effects such as littering.	Retain PA-O1 as notified.

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414.153	Federated Farmers of New Zealand Inc. - Peter Wilson	PA - Tomonga marea - Public access	Policies	PA-P2	Amend	Supports the encouragement of esplanade reserves in PA-P2, but reminds the Council that compensation is payable under Sections 237E.2 and 237F of the Resource Management Act 1991. Landowners should not be compelled to gift land without compensation.	Amend PA-P2 by adding a new clause:  "Provide for new and enhanced public access to and along the CMA, water bodies and reserves by: ... <u>4. Compensation will be payable for esplanades reserves and strips vested in accordance with Section 237E and 237F of the RMA, unless agreed otherwise.</u> "
414.154	Federated Farmers of New Zealand Inc. - Peter Wilson	PA - Tomonga marea - Public access	Policies	PA-P3	Support	Supports PA-P3 especially (5) as it acknowledges that public access can create adverse effects.	Retain PA-P3 as notified.
414.155	Federated Farmers of New Zealand Inc. - Peter Wilson	PA - Tomonga marea - Public access	Policies	General	Amend	The ability to waiver the requirements for esplanade reserves and strips is built into the policies, similar to the Hastings District Plan RMP4. Even along priority waterbodies there will be circumstances where waiving is necessary, such as for safety (e.g. where the site is industrial) impractical (e.g. where the site has steep cliffs) or financial (e.g. if the Council does not have the resources to provide fair compensation.)	Insert new Public Access Policy:  <u>"To provide for the waiving of requirements for esplanade areas (esplanade reserves, esplanade strips or access strips) where appropriate."</u>
414.156	Federated Farmers of New Zealand Inc. - Peter Wilson	PA - Tomonga marea - Public access	Policies	General	Amend	A new policy is needed for education of the public as to where public access is available, and where landowner permission is required. The public may believe areas such as Significant Natural Areas, rivers and lakes are freely available for public access but they may be on private land or cross private land and access is only by the permission of the landowner.	Insert new Public Access policy:  <u>"To provide information and education to the public regarding where public access is available, and that access over private land is only by the permission of the landowner."</u>
414.157	Federated Farmers of New Zealand Inc. - Peter Wilson	ASW - Nga momo takaro ki runga i te wai - Activities on the surface of water	Activity Rules	ASW-R1	Support	Support ASW-R1 as it includes for farm management purposes.	Not specified.
414.158	Federated Farmers of New Zealand Inc. - Peter Wilson	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O1	Oppose	CE-O1 is inconsistent with the New Zealand Coastal Policy Statement (NZCPS), which does not introduce an 'enhance' objective for the coast, instead it requires preservation (Policy 13) and restoration (Policy 14). CE-O1 is also inconsistent with the words in the subsequent policies which are more consistent with the NZCPS. The District also has an operative coastal plan, which is likely to be more consistent with the NZCPS than this chapter.	Amend CE-O1:  "Natural character values  The natural character attributes of the coastal environment of the District are preserved and <u>restored in identified areas maintained, and enhanced.</u> "
414.159	Federated Farmers of New Zealand Inc. - Peter Wilson	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O3	Oppose	Oppose CE-O3 as public access may not exist on the landward edge of the Coastal Marine Area as this may be private land. Therefore, it cannot be enhanced except through negotiation with landholders.	Amend CE-O3:  "Public access to and along the landward edge of the CMA is maintained <u>where this exists. Not all land adjoining the coastal marine area has public access and enhanced where this does not create adverse effects</u> ".
414.160	Federated Farmers of New Zealand Inc. - Peter Wilson	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O4	Oppose	CE-O4 is written too emphatically, as if any compromising of the listed values would result in an activity being prohibited, when this is not the case under the New Zealand Coastal Policy Statement.	Amend CE-O4 to more fairly reflect the New Zealand Coastal Policy Statement:  "People and communities are able to provide for their social, economic and cultural well-being, recognising that the protection of natural character and indigenous biodiversity, public access or cultural values does not <u>always</u> preclude subdivision, use or development, <u>where this does not compromise these values.</u> "
414.161	Federated Farmers of New Zealand Inc. - Peter Wilson	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P2	Amend	CE-P2 may override the ability to maintain improved pasture in areas covered in Coastal Environment CE-SCHED1 Outstanding Natural Character, and CE-SCHED2 High Natural Character and Very High Natural Character.	Provide for maintenance of improved pasture as per the other policies and rules in this plan.  Amend CE-P2: "... <u>7. Providing for the maintenance of existing improved pasture and grazing associated with that pasture.</u> "
414.162	Federated Farmers of New Zealand Inc. - Peter Wilson	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P5	Amend	Amend CE-P5 to reflect private property rights. Public access cannot be provided for where it has not been agreed with landowners.	Amend CE-P5:  <u>"Maintain existing public access where this does not create adverse effects"</u> And an additional clause 2, stating: <u>"New public access over private land must be agreed by the landowner"</u>
414.163	Federated Farmers of New Zealand Inc. - Peter Wilson	CE - Te taiao o te takutai moana - Coastal environment	Policies	CE-P6	Amend	There is no test of when an existing activity might become a new activity. There is no indication that the permitted baseline applies. Existing use rights need to be protected.	Not specified.
414.164	Federated Farmers of New Zealand Inc. - Peter Wilson	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R3	Amend	It is unclear whether CE-R3 applies to existing buildings.	Amend CE-R3 title: <u>"New buildings or structures"</u> .
414.165	Federated Farmers of New Zealand Inc. - Peter Wilson	CE - Te taiao o te takutai moana - Coastal environment	Activity Rules	CE-R4	Amend	There is no carbon forestry equivalent in CE-R4. As plantation forestry is controlled in the Proposed District Plan, carbon forestry should also be controlled in the interests of fairness. CE-R4 could simply state all "afforestation" in the plain English sense, not the National Environmental Standards for Plantation Forestry sense.	Amend plantation forestry in CE-R4 to "All afforestation activities".

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
414.166	Federated Farmers of New Zealand Inc. - Peter Wilson	EW - Ketuketu whenua - Earthworks	Objectives	EW-O1	Amend	The generic wording in EW-O1 does not recognise the essential part earthworks play in rural life and rural activities, instead, it focuses on minimising the adverse effects of earthworks, and not enabling or recognising the positive effects. Notes the Resource Management Act 1991 does not govern health and safety in general.	Amend EW-O1:  "Earthworks are undertaken in a way that minimises adverse effects on amenity values, cultural values, property, infrastructure <del>and the health and safety of people and the environment.</del> "
414.167	Federated Farmers of New Zealand Inc. - Peter Wilson	EW - Ketuketu whenua - Earthworks	Policies	EW-P1	Amend	Amend EW-P1 as earthworks are an essential part of rural life and rural activities, and need an enabling approach, particularly within rural zones.	Insert new EW-P1(2): "... 1. are compatible with the character, values and qualities of the location and surrounding environment; <u>2. Enable earthworks associated with rural production activities;</u> ..."
414.168	Federated Farmers of New Zealand Inc. - Peter Wilson	EW - Ketuketu whenua - Earthworks	Policies	EW-P2	Support	EW-P2 is potentially problematic, as it may not be possible under a permitted activity for a landholder to assess whether or not they are in compliance with EW-P2 on the non-urban flood assessment overlay.	Retain EW-P2 as notified.
414.169	Federated Farmers of New Zealand Inc. - Peter Wilson	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R12	Oppose	Farmers in the coastal area may undertake earthworks on sand dunes to maintain improved pasture. It is not clear if EW-R12 applies to indigenous vegetation, as it just states 'vegetation'.	Delete EW-R12, or amend to read:  "Earthworks to modify, alter or remove sand dunes or <u>indigenous</u> vegetation on sand dunes ..."
414.170	Federated Farmers of New Zealand Inc. - Peter Wilson	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S1	Oppose	Oppose EW-S1 as the overlays may restrict necessary earthworks, such as in the Waimakariri River Outstanding Natural Landscape, where only 10m <sup>3</sup> is allowed per year (except for gravel), which could prevent activities such as flood clean-ups, prohibit riparian management, and maintenance of stop banks. The coastal environment overlay prevents any meaningful earthworks.	Amend EW-S1 to allow:  1. Specific provision for natural hazard recovery and clean up is made across all zones and overlays. 2. Specific provision and reference is made to maintenance of existing tracks, roads, and fencelines, as permitted elsewhere in the plan.
414.171	Federated Farmers of New Zealand Inc. - Peter Wilson	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S3	Oppose	EW-S3 is an example of inconsistent setbacks within the plan, it overrides national instruments such as the National Environmental Standards for Freshwater with no justification for the additional stringency.	Delete EW-S3 in entirety.
414.172	Federated Farmers of New Zealand Inc. - Peter Wilson	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S5	Support	There may be unintended consequences from EW-S5 due to the height and depth limitations.	Retain EW-S5 as notified.
414.173	Federated Farmers of New Zealand Inc. - Peter Wilson	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S6	Amend	EW-S6 may be inadvertently triggered or breached with the cleanup after a flood event.	Amend EW-S6 with note:  <u>"This rule does not apply in the clean up phase after force majeure acts of nature, such as flooding."</u>
414.174	Federated Farmers of New Zealand Inc. - Peter Wilson	EW - Ketuketu whenua - Earthworks	Earthworks Standards	EW-S7	Amend	Flood events may trigger EW-S7.	Add EW-S7 note:  <u>"This rule does not apply in force majeure acts of nature, such as flooding, when sediment enters the water body after reasonable attempts were made at controlling it."</u>
414.175	Federated Farmers of New Zealand Inc. - Peter Wilson	NOISE - Te orooro - Noise	Objectives	NOISE-O1	Amend	NOISE-O1 does not anticipate the reverse sensitivity effects that may occur to adjacent zones, or to residential sites within the rural zones from rural activities. There is also no clarity on what Objective, NOISE-O1 or NOISE-O2, has primacy in the event of reverse sensitivity issues.	Amend NOISE-O1 to include reverse sensitivity concerns as outlined in NOISE-O2:  "Adverse noise effects <u>Outside of reverse sensitivity exclusions in Objective O2</u> , Noise does not adversely affect human health, communities, natural values and the anticipated amenity values of the receiving environment."
414.176	Federated Farmers of New Zealand Inc. - Peter Wilson	NOISE - Te orooro - Noise	Objectives	NOISE-O2	Amend	NOISE-O2 only provides for reverse sensitivity considerations in the commercial, mixed use, and industrial zones, and not existing activities in the rural zone.	Amend NOISE-O2:  "Reverse sensitivity The operation of regionally significant infrastructure and strategic infrastructure, activities within <u>Rural</u> , Commercial and Mixed Use Zones and Industrial Zones and identified existing activities are not adversely affected by reverse sensitivity effects from noise sensitive activities."
414.177	Federated Farmers of New Zealand Inc. - Peter Wilson	NOISE - Te orooro - Noise	Policies	NOISE-P1	Support	Seek to have clarity on the policy on noise of which zone to be minimised; noise generating zone or noise receiving zone. If it is noise-generating zone, the reverse sensitivity consideration is already in NOISE-O2 and need to be reflected in the policy.	Amend the NOISE-P1:  "Minimise adverse noise effects by: ... <u>4. Outlining where noise-receiving activities near or in noise-generating zones are subject to reverse sensitivity, and where that level of noise is to be expected.</u> "
414.178	Federated Farmers of New Zealand Inc. - Peter Wilson	NOISE - Te orooro - Noise	Activity Rules	NOISE-R6	Amend	Seeks to change maximum frequency of events on audible bird scaring device to 10 events per device per hour. Six events per device per hour does not cover the functioning of most devices.	Amend NOISE-R6 to change from maximum of six events per device per hour to 10 events per device per hour.
414.179	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O1	Amend	Support in part as RURZ-O1 does not state that underpinnings of the rural zone is the life-supporting capacity of the soil.	Amend RURZ-O1:  "An environment with a predominant land use character comprising primary production activities and natural environment values, where rural openness dominates over built form, while recognising: ... 3. The rural zone is underpinned by soils, particularly high class soils".

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414.180	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - General Objectives and Policies for all Rural Zones	Objectives	RURZ-O2	Amend	Support in part as RURZ-O2 as rural activities need to be enabled. Supporting rural activity could imply gradual phase out of rural activities as urban activities come to predominate.	Amend RURZ-O2:  "Rural Zones <del>support</del> <u>enable</u> primary production activities, activities which directly support primary production, and activities with a functional need to be located within Rural Zones."
414.181	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P1	Amend	Amend RURZ-P1 as it needs to focus on recognising all potential effects and does not implement RURZ-O1 or RURZ-O2. Many rural activities are outside the scope of exceptions to rural amenity thus could not constitute natural character or amenity.	Amend RURZ-P1: "... <del>2.-retaining generally low levels of signs, noise, traffic, odour, outdoor lighting, and built form from activities while</del> recognising that in association with primary production and rural industry, which are part of the character of each rural zone that: a. <del>there may be seasonal, short term or intermittent odour, noise, dust, traffic and outdoor lighting</del> ..."
414.182	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P3	Oppose	Opposes RURZ-P3 as it is inconsistent with SD-O4, RURZ-O1 and RURZ-O2. Local support activities could be applied to residential facilities in rural zones outside of the usual process. It is not required by Resource Management Act 1991 to provide for people's health and safety that is subject to other legislation.	Delete RURZ-P3.
414.183	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P4	Support	Supports RURZ-P4 as conservation activities are consistent with and well integrated into most farming practices.	Retain RURZ-P4 as notified.
414.184	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P6	Amend	Support in part as some industrial activities can only be located in the rural zone and the reverse sensitivity of these development can be high. Currently, the reverse sensitivity effects are limited to sensitive activities and its definition does not include existing rural activities.	Amend RURZ-P6 (3):  "ensure that any rural industry or other industrial activity does not limit or constrain the operation of any existing primary production activity in the zone, and does not have adverse effects on any <del>sensitive</del> <u>existing rural</u> activity."
414.185	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P7	Amend	Support in part with concerns regarding the expansion of retail activity into the rural zone. In practice, it will enable consultation with adjacent landholders.	Amend RURZ-P7 to:  "...ensure that any rural industry or other industrial activity does not limit or constrain the operation of any existing primary production activity in the zone, and does not have adverse effects on any <del>sensitive</del> <u>existing rural</u> activity..."
414.186	Federated Farmers of New Zealand Inc. - Peter Wilson	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P8	Amend	Seeks to delete 'intensive outdoor primary production' from the policy as the definition is problematic. Furthermore, RURZ-P8(3) favours existing sensitive activity instead of rural activities which is inconsistent with the intent of rural zone.	Amend RURZ-P8:  "Minimise the potential for reverse sensitivity effects by: 1. avoiding the establishment of any new sensitive activity near existing intensive indoor primary production activities, <del>intensive outdoor primary production activities</del> , waste management facilities, quarrying activities, mining activities, and rural industry in circumstances where the new sensitive activity may compromise the operation of the existing activities; 2. managing the establishment of new sensitive activities near other primary production activities <u>by limiting their rights of complaint</u> ; 3. <del>ensuring adequate separation distances between existing sensitive activities and new intensive indoor primary production activities, intensive outdoor primary production activities, quarrying activities, mining and rural industry;</del> and 4. avoiding quarry, landfill, cleanfill area, mining activities adjacent to urban environments where the amenity values of urban environments would be diminished."
414.187	Federated Farmers of New Zealand Inc. - Peter Wilson	GRUZ - General Rural Zone	Objectives	GRUZ-O1	Amend	Support in part as the objective should enable primary production.	Amend GRUZ-O1:  "Natural and physical resources and primary production activities which contribute to the District's rural productive economy dominate <u>and are enabled</u> while fragmentation of land into small rural parcels is restricted."
414.188	Federated Farmers of New Zealand Inc. - Peter Wilson	GRUZ - General Rural Zone	Policies	GRUZ-P1	Support	Support GRUZ-P1 provided the definition of 'natural environment' is amended to include that natural environment existed as part of primary production and not as a separate land within a rural zone.	Support GRUZ-P1 with the changes to 'natural environment values' requested by other submission points.
414.189	Federated Farmers of New Zealand Inc. - Peter Wilson	GRUZ - General Rural Zone	Policies	GRUZ-P2	Amend	Suggests to provide more discrete mapping of the General Rural Zone and Rural Lifestyle Zone. Rural Lifestyle Zone covers most of the high class soils and has 4ha lot size where some some areas for farming becomes too challenging or constrained.	Amend the rural zone boundaries and lot sizes based on soil characteristics. LUC1-3 class land should be protected from smaller lot sizes and lesser quality land may be suited to 4ha lot sizes.
414.190	Federated Farmers of New Zealand Inc. - Peter Wilson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R2	Oppose	Opposes as the district plan does not have definition for 'forestry' and the plan is more stringent than the National Environmental Standards for Plantation Forestry without specific reasons.	Delete GRUZ-R2.

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414.191	Federated Farmers of New Zealand Inc. - Peter Wilson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R3	Support	Support as it provides flexibility for net site area based on previous subdivision with minor exceptions. If concept of subdividing land with lower class soils to 4ha is incorporated into the subdivision standards, it could provide for some subdivision in the General Rural Zone that may prevent fragmentation of productive rural land and loss of high class soils.	Retain GRUZ-R3 as notified.
414.192	Federated Farmers of New Zealand Inc. - Peter Wilson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R5	Oppose	Oppose as GRUZ-R5 appears to be trivial. It is inappropriate for the rural zone as it is based on an urban perception of rubbish and mess.	Delete GRUZ-R5.
414.193	Federated Farmers of New Zealand Inc. - Peter Wilson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R10	Oppose	Oppose GRUZ-R10 as clarity for existing rural produce retail sites in General Rural Zone is needed.	Amend GRUZ-R10 to state it applies to <u>New</u> rural produce retail sites.
414.194	Federated Farmers of New Zealand Inc. - Peter Wilson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R11	Amend	Seeks clarity as GRUZ-R11 does not address existing industry. Submitter suggests existing activities should be exempt.	Amend GRUZ-R11 title to <u>New</u> rural industry
414.195	Federated Farmers of New Zealand Inc. - Peter Wilson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R12	Oppose	Delete buffer requirements with respect to Significant Natural Areas (SNA) because quarry located on the side of a hill may also be an SNA and efficient farm quarrying is site limited.	Delete GRUZ-R12 buffer requirements with respect to SNAs.
414.196	Federated Farmers of New Zealand Inc. - Peter Wilson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R15	Amend	Seeks clarity as GRUZ-R15 does not address existing rural industry. Submitter suggests existing activities should be exempt.	Amend GRUZ-R15 title to <u>New</u> rural tourism
414.197	Federated Farmers of New Zealand Inc. - Peter Wilson	GRUZ - General Rural Zone	Activity Rules	GRUZ-R17	Oppose	Opposes as intensive indoor primary production is not clearly defined. The rule is unnecessary and will have consequences. Most intensive land uses conversions are already regulated by the NES-Freshwater and duplicating additional layer is not needed.	Delete GRUZ-R17.
414.198	Federated Farmers of New Zealand Inc. - Peter Wilson	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS5	Oppose	Oppose GRUZ-BFS5 as compliance would be problematic for housing on existing farms, especially dairy farms. Furthermore, the rule make less sense in the context of intensive indoor production as the effects of this are likely to be contained.	Delete GRUZ-BFS5.
414.199	Federated Farmers of New Zealand Inc. - Peter Wilson	RLZ - Rural Lifestyle Zone	Objectives	RLZ-O1	Amend	Seeks to add high class soil as a feature of Rural Lifestyle Zone. It contains many areas with high class soils where landholders can choose to undertake primary production and these areas could subject to subdivision due to lot sizes.	Amend RLZ-O1:  "Primary production activities and activities reliant on the natural and physical resources, <u>including high class soils</u> , of the rural environment occur while recognising that the predominant character is small rural sites with a more intensive pattern of land use and buildings than the General Rural Zone."
414.200	Federated Farmers of New Zealand Inc. - Peter Wilson	RLZ - Rural Lifestyle Zone	Policies	RLZ-P1	Amend	Seeks to acknowledge the high class soils and rural production activities in Rural Lifestyle Zone. Also, RLZ-P1(1) implies that all the subdivision lots are taken up, thus better description would be "mixture of large and small primary production activities".	Amend RLZ-P1:  " <u>4. A zone that supports the high class soils present, including LUC classes 1-3</u> "
414.201	Federated Farmers of New Zealand Inc. - Peter Wilson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R2	Oppose	Opposes RLZ-R2 as it is the first rule in the Rural Lifestyle Zone with matter of discretion for carbon forestry, and other rules and policies only refer to woodlots, or not at all. Also, it refers to a non-existent definition of 'forestry' in the plan when there is only 'plantation forestry', which has its own national regulations, and it is more stringent than the National Environmental Standards for Plantation Forestry without specific reason.	Delete RLZ-R2.
414.202	Federated Farmers of New Zealand Inc. - Peter Wilson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R3	Support	Supports RLZ-R3.	Retain RLZ-R3 as notified.
414.203	Federated Farmers of New Zealand Inc. - Peter Wilson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R10	Amend	Seeks clarity as RLZ-R10 does not address existing rural produce retail. Submitter suggests existing activities should be exempt.	Amend RLZ-R10 title: " <u>New</u> rural produce retail".
414.204	Federated Farmers of New Zealand Inc. - Peter Wilson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R11	Amend	Seeks clarity as RLZ-R11 does not address existing rural industry. Submitter suggests existing activities should be exempt.	Amend RLZ-R11 title: " <u>New</u> rural industry".
414.205	Federated Farmers of New Zealand Inc. - Peter Wilson	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R15	Amend	Seeks clarity as RLZ-R15 does not address existing rural industry. Submitter suggests existing activities should be exempt.	Amend RLZ-R15 title: " <u>New</u> rural tourism".
414.206	Federated Farmers of New Zealand Inc. - Peter Wilson	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Amend	Suggests to allow smaller lot sizes on areas with less productive soils such as LUC 4 and above in the General Rural Zone (GRUZ).The Rural Lifestyle Zone (RLZ) contains most of the high-class soils in the district. Some residents is facing difficulty in farming in the district and subdivision is the most viable option. A balance of subdivision rights of landholders in RLZ, who can subdivide to 4ha, with GRUZ which remains 20ha.	Amend SUB-O1(3):  "3. supports protection of cultural and heritage values, <u>high class soils</u> and conservation values, and ..."
414.207	Federated Farmers of New Zealand Inc. - Peter Wilson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Support	Retain SUB-P1 as it does not require changes to implement submitter's request to acknowledge high class soil in Rural Lifestyle Zone and to enable smaller subdivision for areas with lesser productive soil.	Retain SUB-P1 as notified.
414.208	Federated Farmers of New Zealand Inc. - Peter Wilson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Support	Retain SUB-P2 as it does not require changes to implement submitter's request to acknowledge high class soil in Rural Lifestyle Zone and to enable smaller subdivision for areas with less productive soil.	Retain SUB-P2 as notified.
414.209	Federated Farmers of New Zealand Inc. - Peter Wilson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Amend	Seeks to add concept of disposal of sewage onsite where development occurs away from existing networks. This would be consistent with SUB-P8. It is noted that discharge of human sewage is a regional council matter.	Amend SUB-P3(3) to add (e):  " <u>e. the treatment and/or attenuation of human sewage where the site size and characteristics permit it.</u> "

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414.210	Federated Farmers of New Zealand Inc. - Peter Wilson	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R6	Amend	Oppose SUB-R6 in part as the submitter suggests that a large scale rural and farm subdivision that can meet the standard of a building site with appropriate distance from the National Grid Yard should have the same activity status as a normal rural subdivision. The submitter considers that large scale rural and farm subdivision does not pose the same level of risk towards the National Grid compared to urban subdivision. Subdivision of a large farm into large rural lots will not result in dense development near the National Grid lines, and there will be ample space to build a house away from the National Grid line and will not compromise access to the structure. Access is a matter to be negotiated between the landowner and Council or the road controlling authority. Clause 1 references building platforms outside of the National Grid Yard, yet this only makes sense if it was 'inside' the National Grid Yard.	Amend SUB-R6 so that large scale rural and farm subdivision have the same activity status as a normal rural subdivision if it can meet the standard of a building site away from the National Grid Yard. Amend SUB-R6(1) to 'inside' if in error.
414.211	Federated Farmers of New Zealand Inc. - Peter Wilson	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Amend	Support in part as the submitter has already noted that incentives to create additional allotment on where Significant Natural Areas (SNA) are created is unfair to people who do not subdivide. Support for SUB-P8 is limited to the incentives package requested the significant indigenous biodiversity chapter for SNAs.	Support SUB-P8 contingent on the relief sought for SNA management incentives where land is not subdivided.
414.212	Federated Farmers of New Zealand Inc. - Peter Wilson	SUB - Wawahia whenua - Subdivision	Subdivision Standards	Table SUB-1	Amend	Seeks to add additional subdivision standards to the general rural zone classified by LUC class. General Rural Zone sites on LUC class 4 or greater would enable subdivision of 4ha or less whilst Class 1 to 3 would remain at 20ha.	Amend Table SUB-1:  "General rural zone where Land Use Capability class is 4-7 – 4ha General rural zone where Land Use Capability class is 1-3 – 20ha"
415.1	The Broken River Trust - Murray McDowell	GRUZ - General Rural Zone	General	General	Oppose	Oppose one General Rural Zone encompassing all small rural lifestyle living pockets and corridors. The corridor west of Oxford township along Depot Road between Eyre River bridge and Waimakariri Gorge bridge has a community of high density and the corridor has one of the busiest roads in the District. Concern for the safety of road users and residents from the present speed limit. Of the heavy commercial vehicles, 100 are farm machinery which are limited to 50kmh therefore a speed limit reduction would not see significant adverse effect on road operation. If a zone change to Rural Lifestyle Zone was not undertaken any consideration to a speed limit reduction during a review to the speed limit by-laws of 2009 could be difficult.	Rezone a corridor between Eyre River bridge and Waimakariri Gorge bridge Rural Lifestyle Zone to allow future speed limit adjustments.
415.2	The Broken River Trust - Murray McDowell	Planning Maps	General	General	Support	Support the Rural Lifestyle Zone corridor west of Rangiora through to the east of Cust.	Support the Rural Lifestyle Zone corridor west of Rangiora through to the east of Cust.
415.3	The Broken River Trust - Murray McDowell	Planning Maps	General	General	Oppose	Oppose the Rural Lifestyle Zone (RLZ) corridor finishing on the east side of Cust, and absence of RLZ west of Oxford. The corridor west of Oxford township along Depot Road between Eyre River bridge and Waimakariri Gorge bridge has a community of high density and the corridor has one of the busiest roads in the District. Concern for the safety of road users and residents from the present speed limit. Of the heavy commercial vehicles, 100 are farm machinery which are limited to 50kmh therefore a speed limit reduction would not see significant adverse effect on road operation. If a zone change to RLZ was not undertaken any consideration to a speed limit reduction during a review to the speed limit by-laws of 2009 could be difficult.	Rezone a corridor between Eyre River bridge and Waimakariri Gorge bridge Rural Lifestyle Zone to allow future speed limit adjustments.
415.5	The Broken River Trust - Murray McDowell	GRUZ - General Rural Zone	Policies	GRUZ–P2	Oppose	Oppose one General Rural Zone (GRUZ) encompassing all small rural lifestyle living pockets and corridors. The corridor west of Oxford township along Depot Road between Eyre River bridge and Waimakariri Gorge bridge has a community of high density and the corridor has one of the busiest roads in the District. Concern for the safety of road users and residents from the present speed limit. Of the heavy commercial vehicles, 100 are farm machinery which are limited to 50kmh therefore a speed limit reduction would not see significant adverse effect on road operation. If a zone change to Rural Lifestyle Zone was not undertaken any consideration to a speed limit reduction during a review to the speed limit by-laws of 2009 could be difficult.	Rezone a corridor between Eyre River bridge and Waimakariri Gorge bridge Rural Lifestyle Zone to allow future speed limit adjustments.
416.1	4Sight Consulting Limited - Melissa Pearson	PR - Pegasus Resort	Special Purpose Zone - Pegasus Resort	General	Amend	Support the Special Purpose Zone - Pegasus Resort (SPZ-PR) and the Outline Development Plan and the Pegasus Design Guidelines that provide certainty around how the land is to be developed in the future and how the existing golf course and residential properties are to be maintained throughout this process.  Tourism is underdeveloped in the District and the SPZ(PR) is well positioned develop into a tourist destination as the existing golf course and facilities are a solid foundation around which new tourism related activities can establish. Pegasus Resort warrants a bespoke approach to enable the development of specific tourist activities that would not easily be covered by provisions in a standard business zone, and the interface with existing residential activity around the golf course requires bespoke rules to maintain amenity values.	Retain the SPZ(PR) and associated Pegasus Resort Outline Development Plan and Pegasus Design Guidelines, subject to the relief sought in the subsequent submission points on SPZ(PR)-O1, SPZ(PR)-O2, SPZ(PR)-P1, SPZ(PR)-P3, SPZ(PR) R10, and SPZ(PR)-R10.
416.2	4Sight Consulting Limited - Melissa Pearson	PR - Pegasus Resort	Objectives	SPZ(PR)-O1	Amend	SPZ(PR)-O1 does not include a Country Club (which is defined in the Proposed District Plan), however submitter anticipates a Country Club being established in Activity Area 3 (as distinct from the golf course clubrooms, which already exist on the site), as signalled in the Section 32 report.	Amend SPZ(PR)-O1:  "The establishment of regionally significant tourist destination based around an 18-hole international championship golf course, with existing large residential sites, incorporating hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, <u>country club</u> and limited small-scale commercial activity and ancillary activity."



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416.3	4Sight Consulting Limited - Melissa Pearson	PR - Pegasus Resort	Objectives	SPZ(PR)-O2	Amend	Amend SPZ(PR)-O2 to replace the specific reference to spa/wellness and hotpool complex with a broader term, such as 'tourism facilities' to capture the full range of activities anticipated in the Special Purpose Zone - Pegasus Resort (SPZ-PR) and ensure the Pegasus Design Guidelines (PDG) apply to development across the SPZ-PR. The current focus on the spa/wellness and hotpool complex at the beginning of the objective implies that the PDG are only a relevant consideration when the spa/wellness and hotpool complex is being established.	Amend SPZ(PR)-O2:  "The development of <del>spa/wellness and hot pool complex</del> <u>tourism facilities</u> centred on a spa village within a framework of open space and recreation facilities, that reflect the local open space, recreational, landscape and visual amenity values and achieve urban design excellence consistent with the Pegasus design guidelines".
416.4	4Sight Consulting Limited - Melissa Pearson	PR - Pegasus Resort	Policies	SPZ(PR)-P1	Amend	SPZ(PR)-P1 omits the Country Club activity from the list of anticipated tourism activities in the zone. Inserting 'Country Club' to the list of anticipated activities would clarify this activity is anticipated in the Special Purpose Zone - Pegasus Resort (SPZ-PR), which will assist plan users and decision makers when processing a future consent application for a Country Club.	Amend SPZ(PR)-P1:  "Use and development of land shall: ... 2. ensure that development: a. results in a vibrant, mixed use area that achieves a complementary mix of hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, <u>country club</u> , small-scale commercial activities and ancillary activities;"
416.5	4Sight Consulting Limited - Melissa Pearson	PR - Pegasus Resort	Policies	SPZ(PR)-P3	Amend	Assume the reference to country club activity in SPZ-PR-P3 refers to the existing golf course club rooms which have a distinctive architectural style that is referenced in the Pegasus Design Guidelines (PDG), and not the intended country club activity which does not yet exist.  Limiting the consideration of landscape character to the buildings that exist at the date of plan notification is a more limited baseline for assessment than anticipated by the PDG which anticipates the landscape character of the Pegasus Resort evolving over time as the resort develops. Suggest replacing "the golf course and country club facilities" with a term such as "Pegasus Resort Landscape", to capture both current and future buildings.	Amend SPZ(PR)-P3:  "Provide for the landscape character values of the <del>golf course, country club facilities</del> <u>Pegasus Resort landscape</u> and the background mountain range, particularly as viewed from public places, through master-planning, landscape design and massing of buildings."
416.6	4Sight Consulting Limited - Melissa Pearson	PR - Pegasus Resort	Activity Rules	SPZ(PR)-R10	Amend	Support SPZ(PR)-R10 in part. Oppose the restriction on visitor accommodation activities to Activity Area 2 and the cap of 320 visitor accommodation units. This restricts flexibility to choose the most suitable locations for accommodation options and deliver accommodation options to suit market demand. There is no justification in the Section 32 report or supporting economic analysis for limiting visitor accommodation to Activity Area 2 as Areas 1, 2 and 4 are all suitable for visitor accommodation and hotel units, and the market will determine the final location and mixture of hotels and visitor accommodation. The effects of a visitor staying in a hotel room compared to staying in a visitor accommodation unit are the same and the size of any future development will be naturally limited by market demand/opportunity.	Merge SPZ(PR) R10 and R11 together:  " <u>Visitor accommodation and hotels</u> <u>Activity status: RDIS</u> <u>Where:</u> <u>1. the activities occur within Activity Areas 1, 2 or 4; and</u> <u>2. design of development shall be in accordance with the Pegasus design guidelines</u> <u>SPZ(PR)-APP2."</u>
416.7	4Sight Consulting Limited - Melissa Pearson	PR - Pegasus Resort	Activity Rules	SPZ(PR)-R11	Amend	Support SPZ(PR)-R11 in part. Oppose the restriction of hotel activities to Activity Areas 1 and 4, and the cap of 180 hotel units. This restricts flexibility to choose the most suitable locations for accommodation options and deliver accommodation options to suit market demand. There is no justification in the Section 32 report or supporting economic analysis for limiting hotel activities to Activity Areas 1 and 4 as Areas 1, 2 and 4 are all suitable for both hotel and visitor accommodation and the market will determine the final location and mixture of hotels and visitor accommodation. The effects of a visitor staying in a hotel room compared to staying in a visitor accommodation unit are the same and the size of any future development will be naturally limited by market demand/opportunity.	Merge SPZ(PR)-R10 and R11 together.  " <u>Visitor accommodation and hotels</u> <u>Activity status: RDIS</u> <u>Where:</u> <u>1. the activities occur within Activity Areas 1, 2 or 4; and</u> <u>2. design of development shall be in accordance with the Pegasus design guidelines</u> <u>SPZ(PR)-APP2."</u>
416.8	4Sight Consulting Limited - Melissa Pearson	TRAN - Ranga waka - Transport	Appendices	Category	Amend	Support TRAN-R20, Table TRAN-1, Table TRAN-R2 and Appendix TRAN-APP6 in part. Setting clear thresholds for when basic or full Integrated Transport Assessments (ITAs) will be required is helpful to prospective applicants and ensures that potential impacts on the transport network of high traffic generating activities are properly considered through the resource consent process. However, TRAN-APP6 (which contains a list of average daily traffic movements for a range of activities) is guidance only. This makes it unclear as to whether council will rely on the rates specified in TRAN-APP6 for listed activities, or whether they will instead request that applicants provide them with greater certainty and require an activity specific analysis of anticipated traffic movements, regardless of whether an activity has a listed rate or not. Any activity not on the list will likely need to do at least a basic ITA to determine their estimated traffic movements unless they are clearly well under the thresholds in Table TRAN-1. Further, TRAN-APP6 contains an incomplete list of activities which is problematic as it excludes a number of activities defined in the Proposed District Plan.	Either the rates set in TRAN-APP6 are given the same status as rules (rather than guidance), or they are deleted from the Transport Chapter.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
416.9	4Sight Consulting Limited - Melissa Pearson	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R20	Amend	Support TRAN-R20, Table TRAN-1, Table TRAN-R2 and TRAN-APP6 in part. Setting clear thresholds for when basic or full Integrated Transport Assessments (ITAs) will be required is helpful to prospective applicants and ensures that the potential impacts on the transport network of high traffic generating activities are properly considered through the resource consent process. However, TRAN-APP6 (which contains a list of average daily traffic movements for a range of activities) is guidance only. This makes it unclear as to whether council will rely on the rates specified in TRAN-APP6 for listed activities, or whether they will instead request that applicants provide them with greater certainty and require an activity specific analysis of anticipated traffic movements, regardless of whether an activity has a listed rate or not. Any activity not on the list will likely need to do at least a basic ITA to determine their estimated traffic movements unless they are clearly well under the thresholds in Table TRAN-1. Further, TRAN-APP6 contains an incomplete list of activities which is problematic as it excludes a number of activities defined in the Proposed District Plan.	If the rates in TRAN-APP6 are included as part of TRAN-R20 that the list is expanded out to cover all defined activities provided for in the SPZ(PR).
416.10	4Sight Consulting Limited - Melissa Pearson	PR - Pegasus Resort	Built Form Standards	SPZ(PR)-BFS12	Amend	TRAN-R4 (formation of a new road intersection) has the potential to conflict with development anticipated and provided for by the Pegasus Resort Outline Development Plan (ODP). In the case of TRAN-R4, the minimum road intersection separation distances set out in TRAN-S2 and Table TRAN-5 have the potential to conflict with SPZ(PR)-BFS12(2)(a). The latter sets out that a road connection to connect Pegasus Boulevard and Maplehams Drive is anticipated by the Pegasus Resort ODP and that a variance of up to 20m from the location of the connection shown on SPZ(PR)-APP1 (Pegasus Resort ODP) shall be acceptable. There is the potential where the final location of the road connection is consistent with the Pegasus Resort ODP (and therefore a permitted activity) but fails to comply with the separation distances set out in Table TRAN-5, making it a restricted discretionary activity under TRAN-R4 and TRAN-S2.	Insert a new clause into SPZ(PR)-BFS12: ".... (c) resizing, resitting and the provision of additional proposed stormwater ponds. 3. <u>In the event of a conflict between SPZ(PR)-APP1 and a rule in the TRAN – Ranga waka – Transport chapter, the SPZ(PR)-APP1 prevails, and resource consent is not required under any conflicting Transport chapter rule.</u> "
416.11	4Sight Consulting Limited - Melissa Pearson	PR - Pegasus Resort	Appendices	SPZ(PR)-APP1	Amend	TRAN-R13 (landscaping of a new car parking area) has the potential to conflict with SPZ(PR)-BFS12(2)(b), which references the landscaped setback identified along Pegasus Boulevard to screen new parking areas supporting both the hotel and spa/wellness and hot pool activities. This landscaped setback was intended to be shown on the Pegasus Resort Outline Development Plan (ODP) but has been missed off, although the key for a landscaped setback is still showing on the ODP map in SPZ(PR)-APP1. Unless the landscaped setback is added back onto the ODP, there is potential for this landscaped setback to conflict with the permitted activity standards for car park landscaping in TRAN-R13.	The landscaped setback overlay be re-inserted onto the SPZ(PR)-APP1 so that it aligns with the version of the Pegasus Resort ODP referred to in the Pegasus Design Guidelines.
416.12	4Sight Consulting Limited - Melissa Pearson	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R15	Amend	Support provision of cycle parking and end of trip facilities in principle, as encouraging visitors and staff to cycle where appropriate is a sustainable and environmentally friendly transport option. However, concern about the workability and practicality of TRAN-R15 and TRAN-R16 (and associated supporting standards and tables). Lack of clarity about whether activities are required to provide short or long stay cycle parks has significant implications for how these cycle parks are constructed and whether end of trip facilities are required under TRAN-R16. The cycle park requirement for staff working at a commercial activity (assumed to be long stay parks which will require a secure, covered facility) appears excessive, and will be difficult for most small-scale commercial activities to meet, even in new build areas and is likely to result in an over-supply.	Amend TRAN-R15 and Table TRAN-13 to clarify which categories of activity require short stay and long stay cycle parks, that is, Residents/visitors/ students/customers (short stay parks) Staff (long stay parks).  Reduce the cycle park requirements for commercial activities in TRAN-R15 and Table TRAN-R13 and/or a minimum gross floor area threshold is included to exempt small scale activities from the requirements (suggested threshold of 500m²).
416.13	4Sight Consulting Limited - Melissa Pearson	TRAN - Ranga waka - Transport	Activity Rules	TRAN-R16	Amend	The end of trip facility requirements required by TRAN-R16 and Table TRAN-14 are excessive relative to the number of cycle parks being provided. Other district plans with denser urban areas (for example the Auckland Unitary Plan) have more realistic end of trip facility requirements based on the gross floor area of the activity and are limited to offices, education facilities and hospitals. In the Auckland Unitary Plan example, all activities with a gross floor area less than 500m² are exempt from providing end of trip facilities and the requirements do not apply to commercial activities such as retail and hospitality.	Amend the end of trip facility requirements in TRAN-R16 and Table TRAN-14 to closer align with district plans such as the Auckland Unitary Plan by introducing a minimum gross floor area threshold to exempt small scale activities (suggested threshold of 500m²). Alternatively, raise the threshold for the number of staff cycle parks before end-of-trip facilities are required.
416.14	4Sight Consulting Limited - Melissa Pearson	Definitions Nesting Tables	General	General	Amend	Support the Interpretation Chapter, in particular the definitions that are bespoke to the Special Purpose Zone - Pegasus Resort (SPZ-PR). However, seek Definition Nesting Tables clarify where these bespoke activities sit in relation to more generic activity terms, such as Commercial Activity or Education Facility. This is particularly important where these more generic terms are used in other chapters, e.g. the Transport Chapter, as it is difficult to determine which district wide rules apply to activities in SPZ(PR) when it is not clear which generic standards apply to the bespoke definitions.	Amend definitions nesting tables so that the Commercial Golf Resort Activity and Spa/Wellness and Hotpool Complex are nested as Commercial Activities, the Golf Education Facility is nested as an Education Facility, and the Golf Country Club is nested as a Major Sports Facility.
416.15	4Sight Consulting Limited - Melissa Pearson	Definitions	Definitions	Definition of commercial golf resort	Amend	Amend clause (e) of the definition of 'commercial golf resort activity' to include ancillary workshops if any of the gift/souvenir shops wish to have space to craft goods onsite.	Amend the definition of 'commercial golf resort activity': ".... (e) gift/souvenir shop <u>and any ancillary workshop</u> ".

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
417.1	The Broken River Trust - Murray McDowell	GRUZ - General Rural Zone	Policies	GRUZ-P2	Oppose	<p>Oppose 685 Depot Road, Burnt Hill Oxford, being zoned General Rural Zone (GRUZ). Oppose minimum lot size increase from 4ha to 20ha on this property and requirement of a resource consent for non-complying 4ha subdivision in the future. 685 Depot Road is just over 45ha surrounded by smaller 'rural lifestyle' properties. Rezoning this block to Rural Lifestyle Zone will enable it to be developed and finish the density that exists around it, and would enable a previously consented 15 lot development to be completed.</p> <p>The property is in an in-demand area and there are limited properties for sale, justifying small scale infill development. Concern regarding financial loss as has already invested in infrastructure for the subdivision, and subdivision was intended to provide security in retirement. Submitter's farm animals have lead to conflicts with neighbours, damage to property and injuries to animals. Pest control using a gun is dangerous and has led to police complaints and visits. Disagree with statement in the Section 32 report that "larger sites will be less affected by sensitive activities occurring on adjacent or nearby properties having expectations for amenity values are not consistent with a working and productive rural environment." Managing farming rights and rural lifestyle living rights have become impossible and having one GRUZ is not fair on those living among high density rural lifestyle living.</p>	Rezone 685 Depot Road, Burnt Hill Oxford to Rural Lifestyle Zone to complete the empty pocket of land and preserve character and charm.
417.2	The Broken River Trust - Murray McDowell	Planning Maps	General	General	Oppose	<p>Oppose 685 Depot Road, Burnt Hill Oxford, being zoned General Rural Zone (GRUZ). Oppose minimum lot size increase from 4ha to 20ha on this property and requirement of a resource consent for non-complying 4ha subdivision in the future. 685 Depot Road is just over 45ha surrounded by smaller 'rural lifestyle' properties. Rezoning this block to Rural Lifestyle Zone will enable it to be developed and finish the density that exists around it, and would enable a previously consented 15 lot development to be completed.</p> <p>The property is in an in-demand area and there are limited properties for sale, justifying small scale infill development. Concern regarding financial loss as has already invested in infrastructure for the subdivision, and subdivision was intended to provide security in retirement. Submitter's farm animals have lead to conflicts with neighbours, damage to property and injuries to animals. Pest control using a gun is dangerous and has led to police complaints and visits. Disagree with statement in the Section 32 report that "larger sites will be less affected by sensitive activities occurring on adjacent or nearby properties having expectations for amenity values are not consistent with a working and productive rural environment." Managing farming rights and rural lifestyle living rights have become impossible and having one GRUZ is not fair on those living among high density rural lifestyle living.</p>	Rezone 685 Depot Road Burnt Hill Oxford from General Rural Zone to Rural Lifestyle Zone to enable the completion of the intended subdivision and preserve character and charm.
418.1	Keith Godwin	Planning Maps	General	General	Amend	<p>Oppose the Rural Lifestyle Zone (RLZ) and Non-Urban Flood Assessment Overlay being applied to 18 Sillano Place and San Dona, and request rezoning to Large Lot Residential Zone, and application of Urban Flood Hazard Assessment Overlay.</p> <p>San Dona allotments are between 1.2 and 2.18ha and do not meet the minimum area of 4ha of RLZ. The primary use of land is not rural and olive oil pressing is not economically viable.</p> <p>Residents oppose that San Dona was left out of the Rural Residential Strategy, especially since infrastructure has been improved.</p> <p>Rezoning would consolidate Mandeville, infill development is efficient and effective use of land, would give effect to the requirements of the National Policy Statement for Urban Development 2020 and it is consistent with the Canterbury Regional Policy Statement as it would not convert productive land to residential. Rezoning would also contribute more to the rates base and support the population of local primary schools.</p> <p>The projected growth expectations for the next 30 years are 600 additional properties in the Ohoka drainage scheme, and Council has planned expenditure for capital works to resolve drainage issues. Infill development in San Dona can address stormwater flows at the time of consent. New water supply connections will be catered for by the planned 500m<sup>3</sup> new reservoir at Two Chain Road. Additional planned pump upgrades will provide capacity for 50 years of growth. New wastewater systems will be required and details provided at the time of development.</p>	Rezone San Dona as Large Lot Residential Zone with an Urban Flood Assessment Overlay so that there is a consistent application of provisions across Mandeville North.
418.2	Keith Godwin	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Support	<p>The existing area of San Dona and future development can be consistent with SD-O1. The area does not have the environmental features identified in (1), (2) and (3), land and water resources can continue to be managed through existing reticulation to Council water services, existing drainage systems enable some ecosystem, natural processes and drainage of freshwater and can continue to be maintained and enhanced.</p>	Retain SD-O1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
418.3	Keith Godwin	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Amend	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SD-O2 as it would consolidate and integrate with the rest of Mandeville, provide housing opportunities and allow additional density, support the Mandeville business area and community facilities, contribute to Council three waters services and provide additional support to develop infrastructure and upgrades. It would continue to support the hierarchy of Oxford, Kaiapoi and Rangiora as the District's main centres. The intensification of San Dona would be the same as that already existing in Mandeville. It would not impact the Special Purpose Zone (Kāinga Nohoanga) or Ngāi Tūāhuriri cultural values, and would not result in an overall change in character or amenity.	Amend SD-O2(9) to allow for suitable Large Lot Residential areas to be considered and not limited to Waimakariri Rural Residential Strategy, otherwise Large Lot Residential Zones within Mandeville would be inconsistent with this objective. "... 9. provides <del>limited</del> opportunities for Large Lot Residential development in <del>identified</del> areas, subject to adequate infrastructure;"
418.4	Keith Godwin	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Support	Rezoning San Dona from Rural to Large Lot Residential Zone will not impact accessibility and connectivity, it will support efficient and effective infrastructure operations through further rates and development contributions. Surrounding environmental effects have already been managed with the reticulation of San Dona services managed by Council, and further development enables improvements and upgrades. And it is a more sustainable outcome and better use of unproductive land.	Retain SD-O3 as notified.
418.5	Keith Godwin	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Neutral	San Dona is not consistent with SD-O4 as it is not contributing to the District as Rural Productive land. Rezoning San Dona from Rural to Large Lot Residential Zone will recognise that San Dona is not a rural production area and does not need to be limited to rural use activities as existing sites are 1.2-1.8ha, and it will continue to enable other more 'rural' areas to establish and operate rural production activities.	Neutral on SD-O4.
418.6	Keith Godwin	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O5	Neutral	Rezoning San Dona to Large Lot Residential Zone will not change the role of Ngāi Tūāhuriri Rūnanga in the management of natural and physical resources of the District.	Neutral on SD-O5.
418.7	Keith Godwin	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O6	Support	Rezoning San Dona to Large Lot Residential Zone will be consistent with SD-O6 and will still require natural hazard assessment under s.106 of the Resource Management Act 1991 at the time of subdivision to create new allotments, same as any other subdivision in the District.	Retain SD-O6 as notified.
418.8	Keith Godwin	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O1	Support	Rezoning San Dona to Large Lot Residential Zone is consistent with UFD-O1 and will contribute a limited amount (based on existing lot size and available change of density of those existing lots) to the housing demand.	Retain UFD-O1 as notified.
418.9	Keith Godwin	UFD - Ahuatanga auaha a taone - Urban form and development	Objectives	UFD-O2	Neutral	The majority of Mandeville is identified as an urban area. No development capacity for commercial or industrial activity is sought.	Neutral on UFD-O2.
418.10	Keith Godwin	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O1	Neutral	EI-O1 applies to the whole District therefore applies to San Dona regardless of proposed rezoning.	Neutral on EI-O1.
418.11	Keith Godwin	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O2	Neutral	EI-O2 applies to the whole District therefore applies to San Dona regardless of proposed rezoning.	Neutral on EI-O2.
418.12	Keith Godwin	EI - Pungao me te hanganga hapori - Energy and infrastructure	Objectives	EI-O3	Support	EI-O3 applies to the whole District, therefore applies to San Dona regardless of proposed rezoning. It is appropriate that EI-O3 applies to San Dona as it is surrounded by Rural Lifestyle zoning.	Retain EI-O3 as notified.
418.13	Keith Godwin	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P1	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would require additional connections to infrastructure, or upgrades, however EI-P1 will apply regardless zoning.	Neutral on EI-P1.
418.14	Keith Godwin	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P2	Support	The proposed rezoning from Rural Lifestyle Zone to Large Lot Residential Zone will require additional connections to reticulated infrastructure and may require upgrades. EI-P2 applies to the District therefore applies regardless of zoning.	Retain EI-P2 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
418.15	Keith Godwin	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P3	Support	The proposed rezoning will require additional connections to reticulated infrastructure and may require upgrades. Flexibility in potential engineering solutions that allow for new technologies is an appropriate response to servicing requirements.	Retain EI-P3 as notified.
418.16	Keith Godwin	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P4	Neutral	EI-P4 applies District-wide and does not relate to the rezoning request sought by this submission.	Neutral on EI-P4.
418.17	Keith Godwin	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P5	Neutral	The proposed rezoning would require additional connections to reticulated infrastructure and may require upgrades.	Neutral on EI-P5.
418.18	Keith Godwin	EI - Pungao me te hanganga hapori - Energy and infrastructure	Policies	EI-P6	Neutral	The proposed rezoning would require additional connections to reticulated infrastructure and may require upgrades to accommodate development. It is appropriate that the development ensure effects on infrastructure are considered at the time of consent.	Neutral on EI-P6.
418.19	Keith Godwin	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O1	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone will be consistent with SUB-O1. It can provide additional housing and consolidate Mandeville while maintaining the character, form and function of the village. There are no cultural, heritage and conservation values identified in the area, and it can be designed to be resilient to natural hazards (particularly in relation to flooding) by determination of appropriate floor levels and access points at the time of subdivision.	Retain SUB-O1 as notified.
418.20	Keith Godwin	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O2	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-O2 and may enable further subdivision. Further development would enable provision, use and maintenance of existing infrastructure and contribute to the rating base and Development Contribution planned upgrades.	Retain SUB-O2 as notified.
418.21	Keith Godwin	SUB - Wawahia whenua - Subdivision	Objectives	SUB-O3	Neutral	SUB-O3 is not applicable to San Dona.	Neutral on SUB-O3.
418.22	Keith Godwin	SUB - Wawahia whenua - Subdivision	Policies	SUB-P1	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-P1.	Retain SUB-P1 as notified.
418.23	Keith Godwin	SUB - Wawahia whenua - Subdivision	Policies	SUB-P2	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would result in SUB-P2 clause (1) applying instead of (2). San Dona does not viable achieve primary production thus the residential part of the policy is appropriate and development would be consistent with this.	Retain SUB-P2 as notified.
418.24	Keith Godwin	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Support	Further development as a result of rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-P3 as subdivision would enable consideration of allotment size and layout, it is unlikely any new roads would be required, and the requirements for water and flood mitigation could be achieved.	Retain SUB-P3 as notified.
418.25	Keith Godwin	SUB - Wawahia whenua - Subdivision	Policies	SUB-P4	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would better integrate San Dona with the rest of Mandeville by providing consistent zoning, which would manage setbacks, landscaping, existing screening and reverse sensitivity effects.	Retain SUB-P4 as notified.
418.26	Keith Godwin	SUB - Wawahia whenua - Subdivision	Policies	SUB-P5	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with SUB-P5 as only some existing allotments may be developed, resulting in a variety of site sizes.	Retain SUB-P5 as notified.
418.27	Keith Godwin	SUB - Wawahia whenua - Subdivision	Policies	SUB-P6	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would not require an Outline Development Plan as development would be infill.	Neutral on SUB-P6.
418.28	Keith Godwin	SUB - Wawahia whenua - Subdivision	Policies	SUB-P7	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would not require an Outline Development Plan as development would be infill.	Neutral on SUB-P7.
418.29	Keith Godwin	SUB - Wawahia whenua - Subdivision	Policies	SUB-P8	Support	Rezoning San Dona from Rural to Large Lot Residential Zone would enable infill development and would need to meet the subdivision infrastructure requirements in accordance with SUB-P8, such as by determining capacity and upgrades where necessary.	Retain SUB-P8 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
418.30	Keith Godwin	SUB - Wawahia whenua - Subdivision	Policies	SUB-P9	Neutral	SUB-P9 has little relevance to the proposed rezoning of San Dona as the area has no waterbodies to which Esplanade provisions would apply.	Neutral on SUB-P9.
418.31	Keith Godwin	SUB - Wawahia whenua - Subdivision	Policies	SUB-P10	Neutral	SUB-P10 is not relevant to the proposed rezoning of San Dona as the area has no waterbodies to which Esplanade provisions would apply.	Neutral on SUB-P10.
418.32	Keith Godwin	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R1	Support	Support SUB-R1 as is appropriate to achieve the Subdivision Objectives and Policies for the proposed San Dona rezoning.	Retain SUB-R1 as notified.
418.33	Keith Godwin	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R2	Support	Support SUB-R2 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed San Dona rezoning.	Retain SUB-R2 as notified.
418.34	Keith Godwin	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R3	Support	Support SUB-R3 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed San Dona rezoning.	Retain SUB-R3 as notified.
418.35	Keith Godwin	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R4	Support	Rezoning San Dona to Large Lot Residential Zone would not change application of SUB-R4 as this applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain SUB-R4 as notified.
418.36	Keith Godwin	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R5	Support	Support SUB-R5 as is appropriate to achieve Subdivision objective and policies for the proposed San Dona rezoning.	Retain SUB-R5 as notified.
418.37	Keith Godwin	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R6	Support	Support SUB-R6 as is appropriate to achieve Subdivision objective and policies for the proposed San Dona rezoning.	Retain SUB-R6 as notified.
418.38	Keith Godwin	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R7	Support	Support SUB-R7 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R7 as notified.
418.39	Keith Godwin	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R8	Support	Support SUB-R8 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R8 as notified.
418.40	Keith Godwin	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R9	Support	Support SUB-R9 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R9 as notified.
418.41	Keith Godwin	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R10	Support	Support SUB-R10 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R10 as notified.
418.42	Keith Godwin	SUB - Wawahia whenua - Subdivision	Activity Rules	SUB-R11	Support	Support SUB-R11 as it is appropriate to achieve the Subdivision Objectives and Policies for the proposed rezoning of San Dona.	Retain SUB-R11 as notified.
418.43	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S1	Support	SUB-S1 applies to San Dona regardless of the proposed rezoning to Large Lot Residential Zone, except with a different minimum allotment area.	Retain SUB-S1 as notified.
418.44	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S2	Neutral	SUB-S2 does not apply to San Dona regardless of whether it remains Rural Lifestyle Zone or is rezoned to Large Lot Residential Zone, as subdivision in either case would require connection to reticulated wastewater services which is exempted from SUB-S2.	Neutral on SUB-S2.
418.45	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S3	Neutral	SUB-S3 would not apply to San Dona, regardless of whether it remains Rural Lifestyle Zone, or is rezoned to Large Lot Residential Zone (LLRZ) as SUB-S3 exempts the LLRZ.	Neutral on SUB-S3.
418.46	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S4	Neutral	SUB-S4 does not apply to San Dona regardless of whether it remains Rural Lifestyle Zone or is rezoned to Large Lot Residential Zone, as any development would be infill and not require an Outline Development Plan.	Neutral on SUB-S4.
418.47	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S5	Neutral	SUB-S5 applies to subdivision in all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S5.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
418.48	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S6	Neutral	SUB-S6 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S6.
418.49	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S7	Support	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S7 becoming applicable as a residential site, however this would not apply to submitters property at 18 Sillano Place as is not located on a corner.	Retain SUB-S7 as notified.
418.50	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S8	Neutral	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S8 becoming not applicable as a residential site.	Neutral on SUB-S8.
418.51	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S9	Support	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S9 becoming "Applicable" as a residential site.	Retain SUB-S9 as notified.
418.52	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S10	Neutral	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S10 becoming not applicable in favour of the application of SUB-S9 as a residential site.	Neutral on SUB-S10.
418.53	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S11	Neutral	SUB-S11 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S11.
418.54	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S12	Support	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S12 becoming applicable as a residential site. San Dona is reticulated to the Council wastewater reticulated system via a STEP system and new wastewater connections would be provided as required.	Retain SUB-S12 as notified.
418.55	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S13	Neutral	SUB-S13 is not applicable to San Dona regardless of rezoning to Large Lot Residential Zone, as it does not have onsite wastewater effluent disposal fields.	Neutral on SUB-S13.
418.56	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S14	Neutral	SUB-S14 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S14.
418.57	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S15	Neutral	Rezoning San Dona to Large Lot Residential Zone would result in SUB-S15 becoming applicable as a residential site. SUB-R15 would require consideration of stormwater attenuation for future development.	Neutral on SUB-S15.
418.58	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S16	Neutral	Rezoning San Dona to Large Lot Residential Zone would make SUB-S16 not applicable, with SUB-S15 applying instead.	Neutral on SUB-S16.
418.59	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S17	Neutral	SUB-S17 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S17.
418.60	Keith Godwin	SUB - Wawahia whenua - Subdivision	Subdivision Standards	SUB-S18	Neutral	SUB-S18 applies to subdivision in all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this standard.	Neutral on SUB-S18.
418.61	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O1	Neutral	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would require the same management of natural hazard risk as the rest of Mandeville, and (2) and (3) would not apply as it is not in the Ashley Fault Avoidance Overlay or High Hazard Flooding Area, and no longer outside urban environment.	Neutral on NH-O1.
418.62	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O2	Neutral	NH-O2 applies to San Dona in respect of new and existing infrastructure regardless of whether it remains Rural Lifestyle Zone or is rezoned Large Lot Residential Zone.	Neutral on NH-O2.
418.63	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O3	Neutral	NH-O3 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this objective.	Neutral on NH-O3.
418.64	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O4	Neutral	NH-O4 applies to all zones, therefore rezoning San Dona to Large Lot Residential Zone remains neutral in respect of this objective.	Neutral on NH-O4.
418.65	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Support	NH-P1 and overlay approach apply to all zones, therefore rezoning San Dona to Large Lot Residential Zone is unaffected by this policy.	Retain NH-P1.

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418.66	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P2	Support	Rezone San Dona to Large Lot Residential Zone and locate within the Urban Flood Assessment Overlay so that NH-P2 applies. It is appropriate that minimum floor levels, flood storage capacity, conveyance and mitigation to achieve 'low risk' from flooding is considered at the time of further development when building platforms are known. Note San Dona is not located in the "High Hazard" 200 year localised flood event but is located in an overland flow path that would need to be considered in regard to this policy and development.	Retain NH-P2 as notified.
418.67	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P3	Support	NH-P3 would no longer apply to San Dona should it be rezoned from Rural Lifestyle Zone to Large Lot Residential Zone. Note the District Plan does not identify the "High" Flood Hazard areas, however the Natural Hazards Interactive Viewer confirms that in the 200 year localised flood event San Dona is not in the "High Hazard" flood area.	Retain NH-P3 as notified.
418.68	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P4	Support	NH-P4 would apply to San Dona if it was rezoned to Large Lot Residential Zone. Developments would need to comply with NH-P4 as it applies to development in any urban zone outside of high hazard flooding areas. Note San Dona is not in the "High Hazard" flood area in the 200 year localised flood event map. However, is in an overland flow path that would need to be considered by any development. It is appropriate that minimum floor levels, flood storage capacity, conveyance and measures for flooding are demonstrated at the time of further development when building platform locations and site specific site development is known.	Retain NH-P4 as notified.
418.69	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P5	Neutral	NH-P5 is not applicable to 18 Sillano Place or San Dona as are not located in a fault awareness or avoidance overlay.	Neutral on NH-P5.
418.70	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P6	Support	18 Sillano Place is located within the Liquefaction Hazard Overlay, and NH-P6 would apply should it be rezoned from Rural Lifestyle Zone to Large Lot Residential Zone, which may enable subdivision.	Retain NH-P6 as notified.
418.71	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P7	Support	NH-P7 applies to all zones.	Retain NH-P7 as notified.
418.72	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P8	Neutral	NH-P8 applies to all properties.	Neutral on NH-P8.
418.73	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P9	Neutral	NH-P9 applies across the District.	Neutral on NH-P9.
418.74	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P10	Support	NH-P10 applies across the District and to any existing infrastructure in Mandeville. Rezoning San Dona to Large Lot Residential Zone may lead to new infrastructure being required, or upgrades being undertaken to existing infrastructure.	Retain NH-P10 as notified.
418.75	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P11	Support	NH-P11 applies to San Dona regardless of the request to rezone as Large Lot Residential Zone, as is not in high flood hazard areas. Rezoning San Dona may lead to new infrastructure being required, or upgrades being undertaken.	Retain NH-P11 as notified.
418.76	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P12	Neutral	NH-P12 is not applicable to the submission as 18 Sillano Place is not within a high flood hazard area.	Neutral on NH-P12.
418.77	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Neutral	NH-P13 is not applicable to the submission as 18 Sillano Place is not located within a high flood hazard or high coastal flood hazard area.	Neutral on NH-P13.
418.78	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P14	Neutral	NH-P14 is not applicable as 18 Sillano Place is not within a fault.	Nil.
418.79	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P15	Amend	Amend NH-P15 to ensure it is applied as intended, with a new definition created for 'natural feature'. 18 Sillano Place and San Dona naturally provide for an overland flowpath, however berms, and water bodies consisting of man made water races and drainage swales are not 'natural features'. Development can mitigate natural hazard effects and provide engineering design that accounts for overland flow, however this may not mean the general landform is protected, restored, maintained or enhanced.	Amend NH-P15:  "Protect <u>natural features</u> which assist in avoiding or reducing the impacts from natural hazards, <del>such as natural ponding areas, wetlands, water body margins and riparian margins, dunes, berms and beaches</del> from inappropriate subdivision, use and development and restore, maintain or enhance the functioning of these features."  Where:  Natural Feature is defined as: natural ponding areas, wetlands, water body margins and riparian margins, dunes, and beaches. Excludes man-made water races and drainage infrastructure such as swales and Stormwater Management Areas.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
418.80	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P16	Amend	NH-P16 reference to managed retreat and relocation suggests this best applies in Coastal Hazard and High Flood Hazard situations, however it refers to all defined 'natural hazards'. Much of the District is located within the flood hazard overlays and liquefaction management, and other policies appropriately address subdivision and development activities in these overlays. The use of the word 'encourage' does not seem to contradict these other policies, however it would be concerning if NH-P16 was interpreted as unsupportive for effects to be 'mitigated' rather than 'reduced'.	Amend NH-P16:  "Encourage redevelopment, or changes in land use, where that would reduce <u>or mitigate</u> the risk of adverse effects from natural hazards, including managed retreat and designing for relocation or recoverability from natural hazard events."
418.81	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P17	Neutral	NH-P17 is not applicable as 18 Sillano Place is not in the Coastal Environment.	Nil.
418.82	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P18	Neutral	Existing hedges at 18 Sillano Place and San Dona have not caused adverse ice or wildfire effects. Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone makes no difference to application of NH-P18.	Neutral on NH-P18.
418.83	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Policies	NH-P19	Amend	NH-P19 seems superfluous and unnecessary given other proposed comprehensive and detailed policies, and that it simply 'encourages consideration of other' hazards. The District Plan and Resource Management Act 1991 (RMA) define 'natural hazards' and the RMA requires consideration of them, as do NH-O1 to NH-O4. Either delete NH-P19, or it should refer to what 'other' hazards are to be considered.	Delete NH-P19, or clarify the word 'other' as follows:  "Encourage the consideration of <del>other</del> <u>earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire</u> natural hazards as part of subdivision, use and development."
418.84	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R1	Support	Rezoning San Dona to Large Lot Residential Zone would result in NH-R1 becoming "Applicable" as a residential site and located in the Urban Flood Assessment Overlay.	Retain NH-R1 as notified.
418.85	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R2	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would result in NH-R2 becoming 'not applicable' as a residential site located in the Urban Flood Assessment Overlay.	Retain NH-R2 as notified.
418.86	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R3	Support	NH-R3 would still apply to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone as it applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R3 as notified.
418.87	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R4	Support	NH-R4 would still apply to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone, as it applies in both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R4 as notified.
418.88	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R5	Support	NH-R5 would still be applicable to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone as it applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R5 as notified.
418.89	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R6	Support	NH-R6 would still be applicable to San Dona if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone as it applies to both Urban and Non-Urban Flood Assessment Overlays.	Retain NH-R6 as notified.
418.90	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R7	Neutral	NH-R7 would no longer apply to San Dona should it be rezoned to Large Lot Residential Zone (LLRZ), consistent with the rest of Mandeville zoned LLRZ. All large trees and shelterbelts in Mandeville are existing whether or not they back onto Tram Road, or exceed these heights or setbacks.	Neutral on NH-R7.
418.91	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R8	Support	NH-R8 may be applicable to San Dona and Mandeville for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R8 as notified.
418.92	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R9	Support	NH-R9 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R9 as notified.
418.93	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R10	Support	NH-R10 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R10 as notified.
418.94	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R11	Support	NH-R11 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R11 as notified.
418.95	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R12	Support	NH-R12 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R12 as notified.
418.96	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R13	Support	NH-R13 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R13 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
418.97	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R14	Support	NH-R14 may be applicable to San Dona and Mandeville as a whole for overland flow and flooding works for the benefit of all properties, but is not applicable where it relates to the Ashley Fault Avoidance Overlay.	Retain NH-R14 as notified.
418.98	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R15	Neutral	NH-R15 is not applicable to 18 Sillano Place or San Dona.	Nil.
418.99	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R16	Neutral	NH-R16 is not applicable to 18 Sillano Place or San Dona.	Not specified.
418.100	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R17	Neutral	NH-R17 is not applicable to 18 Sillano Place or San Dona.	Nil.
418.101	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R18	Neutral	NH-R18 is not applicable to 18 Sillano Place or San Dona.	Nil.
418.102	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R19	Neutral	NH-R19 is not applicable to 18 Sillano Place or San Dona.	Nil.
418.103	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R20	Neutral	NH-R20 is not applicable to 18 Sillano Place or San Dona.	Nil.
418.104	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S1	Support	Support NH-S1 as should San Dona be rezoned from Rural Lifestyle Zone to Large Lot Residential Zone, it will require application of this standard, and Council will provide a Flood Assessment Certificate which will ensure consistent administration of the District Plan and assessed flood levels which will avoid case by case external costly flood assessments.	Retain NH-S1 as notified.
418.105	Keith Godwin	NH - Matepa mahorahora - Natural hazards	Natural Hazard Standards	NH-S2	Neutral	NH-S2 is not applicable to 18 Sillano Place or San Dona.	Nil.
418.106	Keith Godwin	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O1	Support	Rezoning San Dona to Large Lot Residential Zone would contribute to providing for sustainable residential growth in Mandeville by enabling more housing in an existing location, is responsive to community wishes, and enables redevelopment as a more efficient land use.	Retain RESZ-O1 as notified.
418.107	Keith Godwin	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O2	Support	Rezoning San Dona to Large Lot Residential Zone would recognise the existing contribution of San Dona to Mandeville infrastructure by enabling further efficient and sustainable use of land and infrastructure.	Retain RESZ-O2 as notified.
418.108	Keith Godwin	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O3	Support	Rezoning San Dona to Large Lot Residential Zone would enable San Dona to contribute to Mandeville village with the same form, scale and design of development by providing for infill within the bounds of the existing developed area.	Retain RESZ-O3 as notified.
418.109	Keith Godwin	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O4	Support	Support that non-residential activities be small scale.	Retain RESZ-O4 as notified.
418.110	Keith Godwin	RESZ - General Objectives and Policies for all Residential Zones	Objectives	RESZ-O5	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would contribute to housing choice in Mandeville, without encouraging sprawl into productive rural land.	Retain RESZ-O5 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
418.111	Keith Godwin	LLRZ - Large Lot Residential Zone	Objectives	LLRZ-O1	Support	Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would be consistent with LLRZ-O1 by enabling high quality, low density detached residential units on generous sites the same as the rest of Mandeville with similar environment and effects, whilst enabling the continuation of existing activities for agriculture.	Retain LLRZ-O1 as notified.
418.112	Keith Godwin	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P1	Support	San Dona is already consistent with LLRZ-P1, and would further be consistent if rezoned from Rural Lifestyle Zone to Large Lot Residential Zone which would enable infill development of low density detached residential units. Scale and location could be managed at subdivision and open character and outlook could be maintained.	Retain LLRZ-P1 as notified.
418.113	Keith Godwin	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P2	Support	San Dona is consistent with LLRZ-P2, and can continue to be consistent if rezoned to Large Lot Residential Zone. Rezoning would enable consistency of current scale of residential activities, agricultural activities to continue and community, commercial and non-residential activities are not anticipated.	Retain LLRZ-P2 as notified.
418.114	Keith Godwin	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P3	Support	San Dona is consistent with LLRZ-P3, and can continue to be consistent if rezoned Large Lot Residential Zone. Rezoning would not cause any difference in reverse sensitivity, and achieve separation distances.	Retain LLRZ-P3 as notified.
418.115	Keith Godwin	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P4	Support	San Dona is consistent with LLRZ-P4, and can continue to be consistent in relation to any infill potential if rezoned to Large Lot Residential Zone. Rezoning would acknowledge that San Dona has low levels of noise, outdoor street lighting, traffic signage only, and low dust, odour and traffic. It does not have kerb, channel or footpaths.	Retain LLRZ-P4 as notified.
418.116	Keith Godwin	LLRZ - Large Lot Residential Zone	Policies	LLRZ-P5	Support	LLRZ-P5 is not relevant to San Dona as it does not require a Large Lot Residential Overlay or Outline Development Plan as it is an existing development proposing infill development.	Retain LLRZ-P5 as notified.
418.117	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R1	Support	Support LLRZ-R1 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R1 as notified.
418.118	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R2	Support	Support LLRZ-R2 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R2 as notified.
418.119	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R3	Support	Support LLRZ-R3 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R3 as notified.
418.120	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R4	Support	Support LLRZ-R4 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R4 as notified.
418.121	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R5	Support	Support LLRZ-R5 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R5 as notified.
418.122	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R6	Support	Support LLRZ-R6 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R6 as notified.
418.123	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R7	Support	Support LLRZ-R7 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R7 as notified.
418.124	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R8	Support	Support LLRZ-R8 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R8 as notified.
418.125	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R9	Support	Support LLRZ-R9 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R9 as notified.
418.126	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R10	Support	Support LLRZ-R10 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R10 as notified.
418.127	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R11	Support	Support LLRZ-R11 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R11 as notified.
418.128	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R12	Support	Support LLRZ-R12 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R12 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
418.129	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R13	Support	Support LLRZ-R13 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R13 as notified.
418.130	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R14	Support	Support LLRZ-R14 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R14 as notified.
418.131	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R15	Support	Support LLRZ-R15 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R15 as notified.
418.132	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R16	Support	Support LLRZ-R16 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R16 as notified.
418.133	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R17	Support	Support LLRZ-R17 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R17 as notified.
418.135	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R18	Support	Support LLRZ-R18 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R18 as notified.
418.136	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R19	Support	Support LLRZ-R19 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R19 as notified.
418.137	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R20	Support	Support LLRZ-R20 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R20 as notified.
418.138	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R21	Support	Support LLRZ-R21 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R21 as notified.
418.139	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R22	Support	Support LLRZ-R22 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R22 as notified.
418.140	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R23	Support	Support LLRZ-R23 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R23 as notified.
418.141	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R24	Support	Support LLRZ-R24 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R24 as notified.
418.142	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R25	Support	Support LLRZ-R25 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R25 as notified.
418.143	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R26	Support	Support LLRZ-R26 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R26 as notified.
418.144	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R27	Support	Support LLRZ-R27 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R27 as notified.
418.145	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R28	Support	Support LLRZ-R28 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R28 as notified.
418.146	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R29	Support	Support LLRZ-R29 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R29 as notified.
418.147	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R30	Support	Support LLRZ-R30 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R30 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
418.148	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R31	Support	Support LLRZ-R31 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R31 as notified.
418.149	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R32	Support	Support LLRZ-R32 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R32 as notified.
418.150	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R33	Support	Support LLRZ-R33 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R33 as notified.
418.151	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R34	Support	Support LLRZ-R34 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R34 as notified.
418.152	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R35	Support	Support LLRZ-R35 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R35 as notified.
418.153	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R36	Support	Support LLRZ-R36 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R36 as notified.
418.154	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R37	Support	Support LLRZ-R37 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R37 as notified.
418.155	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R38	Support	Support LLRZ-R38 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R38 as notified.
418.156	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R39	Support	Support LLRZ-R39 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R39 as notified.
418.157	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R40	Support	Support LLRZ-R40 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R40 as notified.
418.158	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R41	Support	Support LLRZ-R41 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R41 as notified.
418.159	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R42	Support	Support LLRZ-R42 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R42 as notified.
418.160	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R43	Support	Support LLRZ-R43 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R43 as notified.
418.161	Keith Godwin	LLRZ - Large Lot Residential Zone	Activity Rules	LLRZ-R44	Support	Support LLRZ-R44 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-R44 as notified.
418.162	Keith Godwin	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS1	Support	Support LLRZ-BFS1 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-BFS1 as notified.
418.163	Keith Godwin	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS2	Support	Support LLRZ-BFS2 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-BFS2 as notified.
418.164	Keith Godwin	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS3	Support	Support LLRZ-BFS3 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-BFS3 as notified.
418.165	Keith Godwin	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS4	Support	Support LLRZ-BFS4 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-BFS4 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
418.166	Keith Godwin	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS5	Support	Support LLRZ-BFS5 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-BFS5 as notified.
418.167	Keith Godwin	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS6	Support	Support LLRZ-BFS6 as is appropriate to achieve the Large Lot Residential Zone objective and policies when applied to San Dona.	Retain LLRZ-BFS6 as notified.
418.168	Keith Godwin	LLRZ - Large Lot Residential Zone	Built Form Standards	LLRZ-BFS7	Amend	Much of San Dona and Mandeville village have shelterbelts and hedging on boundaries which are typically in conjunction with rural post and wire fencing. Existing hedging would likely be retained during infill development therefore LLRZ-BFS7 should apply to new fencing only. Delete Figure LLRZ-2 and references to it as visual permeability required does not make sense in the Large Lot Residential Zone, and does not depict post and wire/rail fencing required by LLRZ-BFS7. That is, unless it is intended solely for Greenfield development. Restricting other internal site fencing to 30m length is unnecessary given other rules allow land use effects to be internalised within the site. On any large site (ie at a minimum area of 5000m <sup>2</sup> ) internal fencing should not be prescribed so as not to limit activities identified in LLRZ-R1 to R44.	Amend LLRZ-BFS7: "1. Any <u>new</u> fencing located on or within 15m from any road boundary shall: a. be no higher than 1.2m above ground level; and b. be a farm-style post and wire or post and rail fence; and <del>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2</del> 2. Any <u>new</u> fencing located on or within 10m of an internal boundary shall: a. be no higher than 1.8m above ground level; and b. be a farm-style post and wire or post and rail fence; and <del>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2</del> 3. Any fencing located outside the areas specified in (1) and (2) above shall: <del>a. be a farm-style post and wire or post and rail fence; or</del> <del>b. have a minimum height above ground level of 1.8m; and</del> <del>c. be not more than 30m along any length of the fence."</del>
418.169	Keith Godwin	Definitions	General	General	Amend	Insert new definition for 'natural feature' to ensure NH-P15 is applied as intended.	Insert new definition of 'natural feature':  <u>"Natural feature Means: natural ponding areas, wetlands, water body margins and riparian margins, dunes, and beaches. Excludes man-made water races and drainage infrastructure such as swales and Stormwater Management Areas."</u>
419.1	Department of Conservation - Amy Young	General	General	General	Amend	Notes 'ecological district' incorrectly hyperlinks to the definition for 'district', and the term 'sites' within 'archaeological sites' and 'sites and areas of significance to Māori' incorrectly hyperlink to the definition of 'site', which is incorrect within these contexts.	Ensure hyperlinks are correct, including that the hyperlink to 'site' and 'sites' hyperlinks to the correct definition.
419.2	Department of Conservation - Amy Young	Definitions	Definitions	General	Support	Generally supports definitions, except where amendments are sought by the submitter.	Retain definitions as notified, except where amendments are sought by the submitter.
419.3	Department of Conservation - Amy Young	Definitions	Definitions	Definition of alteration	Amend	Supports the definition of 'alteration', but recommends minor change.	Amend the definition of 'alteration': "... c. permanent addition of <u>heritage</u> fabric ..."
419.4	Department of Conservation - Amy Young	Definitions	Definitions	Definition of biodiversity offset	Support	Support intent of 'biodiversity offset' definition as it is consistent with the Draft National Policy Statement in Indigenous Biodiversity, and seeks to ensure Council meets its requirement to maintain indigenous biodiversity.	Retain 'biodiversity offset' definition as notified.
419.5	Department of Conservation - Amy Young	Definitions	Definitions	Definition of bonus allotment	Support	Support definition of 'bonus allotment'.	Retain definition of 'bonus allotment'.
419.6	Department of Conservation - Amy Young	Definitions	Definitions	Definition of bonus residential unit	Support	Support 'bonus residential unit' definition.	Retain 'bonus residential unit' definition as notified.
419.7	Department of Conservation - Amy Young	Definitions	Definitions	Definition of carbon forest	Amend	Definition of 'carbon forest' should exclude plantation forestry and woodlots if they are not planted for the purpose of carbon sequestration as production forest is not defined.	Amend the definition of 'carbon forest':  "means forest land, other than <del>Production Forest</del> , <u>Plantation Forestry and Woodlots</u> , that is for the purpose of carbon sequestration."
419.8	Department of Conservation - Amy Young	Definitions	Definitions	Definition of coastal hazard mitigation	Amend	Amend definition of 'coastal hazard mitigation works' to include the type of works proposed by using the terms soft and hard engineering natural hazard mitigation.	Amend the definition of 'coastal hazard mitigation works':  <u>"Any means work and or structure designed to prevent or mitigate coastal hazards, such as coastal erosion and seawater inundation. It includes <u>soft engineering natural hazard mitigation</u> beach re-nourishment, dune replacement, and sand fences, seawalls, groynes, gabions and revetments and hard engineering natural hazard mitigation."</u>
419.9	Department of Conservation - Amy Young	Definitions	Definitions	Definition of conservation activity	Amend	'Conservation activities' definition is inconsistent with the 'conservation' definition from section 2 of the Conservation Act 1987 - "preservation and protection of natural and historic resources for the purpose of maintaining their intrinsic values, providing for their appreciation and recreational enjoyment by the public, and safeguarding the options of future generations". Oppose listing activities within the definition.	Amend 'conservation activities' definition:  <u>"means the use of land and/or buildings for any activity undertaken for the purposes of preservation, protection</u> management, maintenance and enhancement of <u>intrinsic values of natural and historical resources</u> , ecological values of parks and reserves, <del>beach areas and open space and recreation zones. This includes:</del> a. pest control; b. fencing; c. plant nurseries; d. conservation and restoration planting; e. planting for stormwater treatment, erosion and coastal protection, and carbon sequestration; f. ancillary environmental research and education activities; g. ancillary access tracks and ancillary structures; h. <del>the ancillary use of vehicles, machinery or equipment."</del>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
419.10	Department of Conservation - Amy Young	Definitions	Definitions	Definition of ecological services	Amend	The defined term 'ecological service' should be amended to the more commonly used term 'ecosystem services'. 'Ecological services' is not used within the Proposed District Plan.	Amend to rename: ' <del>ecological</del> <u>ecosystem</u> services'
419.11	Department of Conservation - Amy Young	Definitions	Definitions	Definition of farm quarry	Amend	Definition of 'farm quarry' should exclude the disturbance of indigenous vegetation.	Amend 'farm quarry':  "means the extraction of minerals taken for use ancillary to farming and horticulture, and only used within the property of extraction. It includes the extraction of material for farm and forestry tracks, accessways and hardstand areas on the property of origin. It does not include the exportation or removal of extracted material (including any aggregate) from the property of origin or retail or other sales of such material. <u>It does not include indigenous vegetation clearance or disturbance of the habitat of indigenous fauna or the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.</u> "
419.12	Department of Conservation - Amy Young	Definitions	Definitions	Definition of hard engineering	Amend	The definition of 'hard engineering natural hazard mitigation' is not consistent with the definition of hard protection structure in the New Zealand Coastal Policy Statement 2010: "'Hard Protection Structure' Includes a seawall, rock revetment, groyne, breakwater, stop bank, retaining wall or comparable structure or modification to the seabed, foreshore or coastal land that has the primary purpose or effect of protecting an activity from a coastal hazard, including erosion."	Amend the definition of 'hard engineering natural hazard mitigation':  "means the construction of, usually artificial, physical structures or resistant barriers, <u>or modification to the seabed, foreshore or coastal land that has the primary purpose or effect of protecting an activity from a coastal hazard, including erosion to avoid flood damage or slow down or prevent erosion or inundation of the coastline.</u> Such structures include stop banks, seawalls, gabions, breakwaters, <u>rock revetments</u> and groynes, <u>or comparable structure.</u> "
419.13	Department of Conservation - Amy Young	Definitions	Definitions	Definition of improved pasture	Amend	'Improved pasture' needs to be actively managed and not abandoned. Seek additional wording for clarification and to make definition more directive and certain.	Amend definition of 'improved pasture':  "means an area of land where exotic pasture species have been deliberately sown <del>or</del> <u>and</u> maintained for the purpose of pasture production since 31 December 1999" and species composition and growth has been modified and is being <u>actively</u> managed for livestock grazing."
419.14	Department of Conservation - Amy Young	Definitions	General	General	Amend	Providing for biodiversity compensation would enable Council to address residual effects that cannot be addressed through a biodiversity offset.	Insert a new definition for 'biodiversity compensation':  " <u>Means any positive actions (excluding biodiversity offsets) to compensate for residual adverse biodiversity effects arising from activities after all appropriate avoidance, remediation, mitigation and biodiversity offset measures have been sequentially applied.</u> "
419.15	Department of Conservation - Amy Young	Definitions	Definitions	Definition of indigenous biodiversity	Oppose	The definition of 'biodiversity offset' could lead to better environmental outcomes than the definition of 'indigenous biodiversity offset'. The definition of 'biodiversity offset' seeks to achieve no net loss of, and preferably a gain to, indigenous biodiversity and is taken from the draft National Policy Statement on Indigenous Biodiversity, while the definition for 'indigenous biodiversity offset' does not.	Delete definition for 'indigenous biodiversity offset'.
419.16	Department of Conservation - Amy Young	Definitions	Definitions	Definition of indigenous vegetation	Amend	Oppose in part the definition of 'indigenous vegetation'. Seek a definition consistent with the draft National Policy Statement for Indigenous Biodiversity and inclusion of mosses and or lichens.	Amend the definition of 'indigenous vegetation':  "means a community of vascular plants, <del>and nonvascular plants</del> <u>mosses and/or lichens and fungi</u> , that includes species native to the ecological district in which that area is located. <u>The community may include exotic species.</u> "
419.17	Department of Conservation - Amy Young	Definitions	Definitions	Definition of indigenous vegetation	Amend	Amend the definition of 'indigenous vegetation clearance' to include trampling to account for effects of cattle.	Amend the definition of 'indigenous vegetation clearance':  "means the felling, clearing, damage or disturbance of indigenous vegetation by cutting, mob stocking, crushing, <u>trampling</u> , cultivation, <u>over sowing</u> , irrigation, earthworks, chemical application, artificial drainage, stop banking, burning, or any other activity in or directly adjacent to an area of indigenous vegetation that destroys or directly results in extensive failure of an area of indigenous vegetation."
419.18	Department of Conservation - Amy Young	Definitions	Definitions	Definition of infrastructure	Amend	Support the inclusion of Resource Management Act 1991 definitions, however providing the full text of the definition would be helpful.	Amend definition of 'infrastructure' to include the definition text from the Resource Management Act 1991.
419.19	Department of Conservation - Amy Young	Definitions	Definitions	Definition of mapped sna	Amend	The definition of 'mapped SNA' should include the full name and abbreviation for clarity.	Amend definition of 'mapped SNA':  "Mapped <del>SNA</del> <u>Significant Natural Area (SNA)</u> ..."
419.20	Department of Conservation - Amy Young	Definitions	Definitions	General	Amend	There is no definition of 'natural defences' which are referred to in the Natural Hazards Chapter.	Insert a definition for 'natural defences', to improve clarity  "Natural defences means: <u>In relation to natural hazards in the coastal area natural defences include natural beaches, estuaries, wetlands, intertidal areas, coastal vegetation, dunes and barrier islands.</u> "



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
419.21	Department of Conservation - Amy Young	Definitions	Definitions	Definition of no net loss	Amend	There is no definition of 'net gain' however the plan often uses the phrase "no net loss and preferably net gain". 'No net loss' is defined in the National Policy Statement for Indigenous Biodiversity and includes "preferably a net gain".	Amend the definition of 'no net loss' to include the definition of 'net gain', OR a new definition of 'net gain' is inserted:  "No Net Loss <u>and Preferably Net Gain</u>  <u>In relation to indigenous biodiversity, means The values to be lost through the activity to which the offset applies are counterbalanced by the proposed offsetting activity which is at least commensurate with the adverse effects on indigenous biodiversity so that the overall result is no net loss and preferably a net gain in biodiversity. No net loss should show</u> no reasonably measurable overall reduction in:  a. the diversity of indigenous species or recognised taxonomic units; and ... d. the range and ecological health and functioning of assemblages of indigenous species, community types and ecosystems.  <u>No net loss and net gain are measured by type, amount and condition at the impact and offset site and require an explicit loss and gain calculation'."</u>
419.22	Department of Conservation - Amy Young	Definitions	Definitions	Definition of regionally significant infrastructure	Amend	Support inclusion of definition of 'regionally significant infrastructure'. However infrastructure not located within the District should be deleted from the definition. There is no requirement to include 'strategic infrastructure' within this definition as this has its own definition. It is important for protecting conservation values because 'regionally significant infrastructure' is included in the definition of 'specified infrastructure' in the National Policy Statement for Freshwater Management. Specified infrastructure can be located within natural inland wetlands if there is a functional need.	Amend definition of 'regionally significant infrastructure' to delete infrastructure that is not located within the District:  "a. strategic land transport network and arterial roads; <del>b. Timaru Airport;</del> <del>c. Port of Timaru;</del> <del>d. commercial maritime facilities at Kaikoura;</del> ... <del>a. strategic infrastructure."</del>
419.23	Department of Conservation - Amy Young	Definitions	Definitions	Definition of rehabilitation	Amend	Support inclusion of definition of 'rehabilitation' however rehabilitation does not only refer to earthworks activities, and is mentioned in the definition and rules relating to quarrying and gravel extraction.	Amend definition of 'rehabilitation':  "means restoring land that has been damaged by earthworks activity, <u>gravel extraction, quarrying,</u> to as near to pre-disturbance conditions as possible"
419.24	Department of Conservation - Amy Young	Definitions	Definitions	Definition of riparian margin	Support	Support the inclusion of the definition of 'riparian margin' but notes 'riparian margin' is not referred to anywhere else in the plan. References are made elsewhere in the plan to 'margin of the waterbody' and 'river corridor and margins'.	Seek consistency by replacing 'river corridor' and 'margin of the waterbody' with 'riparian margin'. Retain definition of 'riparian margin' as notified.
419.25	Department of Conservation - Amy Young	Definitions	Definitions	Definition of shelterbelts	Support	Support the definition of 'shelterbelt'.	Retain definition of 'shelterbelt' as notified.
419.26	Department of Conservation - Amy Young	Definitions	Definitions	Definition of significant natural area	Amend	Support inclusion of a definition of 'Significant Natural Area'. Amend to include its abbreviation.	Amend:  "Significant Natural Area ( <u>SNA</u> ) means an area of significant indigenous vegetation and/or significant habitat of indigenous fauna that meets one or more of the ecological significance criteria listed in ECO-APP1. A SNA can be either a mapped SNA or unmapped SNA. Refer to the individual definitions for these terms."
419.27	Department of Conservation - Amy Young	Definitions	Definitions	Definition of strategic infrastructure	Amend	Support inclusion of the definition of 'strategic infrastructure'. However, infrastructure not located within the District should be deleted from the definition.	Amend definition of 'strategic infrastructure' to delete infrastructure not located within the District:  "means those necessary facilities, services and installations which are of greater than local importance, and can include infrastructure that is nationally significant, such as: a. strategic transport networks; b. Christchurch International Airport; c. Rangiora Airfield; <del>d. Port of Lyttelton;</del> ..."
419.28	Department of Conservation - Amy Young	Definitions	Definitions	Definition of unmapped sna	Amend	Support inclusion of the definition of 'unmapped SNA'. The definition should include the abbreviation.	Amend:  "Unmapped <u>Significant Natural Area</u> (SNA) means an area of significant indigenous vegetation and/or significant habitat of indigenous fauna listed in ECO-SCHED2 that occupies at least the specified minimum contiguous area and is not a mapped SNA shown on the planning map and listed in ECO-SCHED1."
419.29	Department of Conservation - Amy Young	Definitions	Definitions	Definition of woodlot	Amend	Definition of 'woodlot' should exclude a carbon sink to avoid confusion, as this aligns with the definition of 'carbon forest'. The definition should exclude shelterbelts.	Amend definition of 'woodlot':  "means a stand of trees for the purposes of firewood, Christmas trees, the creation of other wood products, <del>a carbon sink</del> , erosion control, pest, or wilding tree management purposes, but excluding plantation forestry."
419.30	Department of Conservation - Amy Young	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O1	Support	Support SD-O1 as it gives effect to the Canterbury Regional Policy Statement.	Retain SD-O1 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
419.31	Department of Conservation - Amy Young	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O2	Support	Support SD-O2 as it gives effect to the Canterbury Regional Policy Statement.	Retain SD-O2 as notified.
419.32	Department of Conservation - Amy Young	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O3	Amend	Generally support SD-O3. Seek amendments to align with National Policy Statement for Freshwater Management 2020 and Canterbury Regional Land and Water Plan, which provides a consent pathway for infrastructure provided effects on wetland and river extent are avoided, not managed.	Amend SD-O3: "a. is able to operate efficiently and effectively; and b. is enabled, while: i. managing adverse effects on the surrounding environment <u>including avoiding the loss of extent of natural inland wetlands and the loss of river extent and values; and</u> ii. <u>having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; and</u> iii. <u>managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity;</u> "
419.33	Department of Conservation - Amy Young	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Amend	Oppose in part SD-O4 as it does not recognise the importance of historic heritage and cultural values on rural land.	Amend SD-O4: "... <u>3. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASMSCHED1</u> <u>4. recognise and protect historic heritage through the protection of Historic Heritage Items identified in HH-SCHED2."</u>
419.34	Department of Conservation - Amy Young	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Policies	EI-P4	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-P4 as notified.
419.35	Department of Conservation - Amy Young	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R10	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-R10 as notified.
419.36	Department of Conservation - Amy Young	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Activity Rules - General (applicable to all energy and infrastructure)	EI-R23	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-R23 as notified.
419.37	Department of Conservation - Amy Young	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Activity Rules - Electricity transmission and electricity distribution	EI-R25	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-R25 as notified.
419.38	Department of Conservation - Amy Young	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Activity Rules - Fuel and energy	EI-R32	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-R32 as notified.
419.39	Department of Conservation - Amy Young	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Activity Rules - Fuel and energy	EI-R32	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-R32 as notified.
419.40	Department of Conservation - Amy Young	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Activity Rules - Fuel and energy	EI-R34	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-R34 as notified
419.41	Department of Conservation - Amy Young	EI - Pungao me te hanganga hāpori - Energy and infrastructure	Activity Rules - Fuel and energy	EI-R35	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-R35 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
419.42	Department of Conservation - Amy Young	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	EI-R39	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-R39 as notified.
419.43	Department of Conservation - Amy Young	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	EI-R43	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-R43 as notified.
419.44	Department of Conservation - Amy Young	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	EI-R44	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-R44 as notified.
419.45	Department of Conservation - Amy Young	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Water, wastewater, stormwater	EI-R46	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-R46 as notified.
419.46	Department of Conservation - Amy Young	EI - Pungao me te hanganga hapori - Energy and infrastructure	Matters of Discretion	EI-MD1	Support	Support inclusion of these Energy Infrastructure rules and matter of discretion.	Retain EI-MD1 as notified.
419.47	Department of Conservation - Amy Young	EI - Pungao me te hanganga hapori - Energy and infrastructure	Activity Rules - Renewable energy	EI-R41	Amend	Oppose in part EI-R41. Wind turbines should be excluded from Significant Natural Areas.	Amend EI-R41 by adding the following additional sub-clause to clause (6): " ... <u>c. SNAs;</u> ..."
419.48	Department of Conservation - Amy Young	TRAN - Ranga waka - Transport	Policies	TRAN-P2	Support	Support TRAN-P2.	Retain TRAN-P2 as notified.
419.49	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O3	Support	Supports NH-O3.	Retain NH-O3 as notified.
419.50	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Objectives	NH-O4	Support	Supports NH-O4.	Retain NH-O4 as notified.
419.51	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P1	Support	Supports NH-P1.	Retain NH-P1 as notified.
419.52	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P2	Support	Supports NH-P2.	Retain NH-P2 as notified.
419.53	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P3	Support	Support NH-P3 as notified.	Retain NH-P3 as notified.
419.54	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P5	Support	Supports NH-P5.	Retain NH-P5 as notified.
419.55	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P6	Support	Supports NH-P6.	Retain NH-P6 as notified.
419.56	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P7	Support	Supports NH-P7.	Retain NH-P7 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
419.57	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P8	Support	Supports NH-P8.	Retain NH-P8 as notified.
419.58	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P9	Amend	Supports the inclusion of NH-P9. Significant Natural Areas should be included in the list of mapped areas that need to be protected.	Amend NH-P9:  "1. undertaken by the Crown, the Regional Council or the District Council are enabled where community scale natural hazard mitigation works are necessary to protect existing communities from natural hazard risk which cannot reasonably be avoided, and any adverse effects on the values of any identified <u>SNA</u> , ONL, ONF, SAL, scheduled natural character areas, the coastal environment, and Sites and Areas of Significance to Māori are mitigated; or 2. not undertaken by the Crown, the Regional Council or the District Council, will only be acceptable where: a. the natural hazard risk cannot reasonably be avoided; b. any adverse effects of those works on the values of any areas identified as <u>SNA</u> , ONL, ONF, SAL, scheduled natural character areas and the coastal environment, and on sites and areas of significance to Māori are avoided, remedied or mitigated in accordance with the provisions in those chapters; ...."
419.59	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P10	Support	Supports NH-P10.	Retain NH-P10 as notified.
419.60	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P11	Support	Supports NH-P11.	Retain NH-P11 as notified.
419.61	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P12	Support	Supports NH-P12.	Retain NH-P12 as notified.
419.62	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P13	Support	Supports NH-P13.	Retain NH-P13 as notified.
419.63	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P15	Support	Supports NH-P15.	Retain NH-P15 as notified.
419.64	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P16	Support	Supports NH-P16.	Retain NH-P16 as notified.
419.65	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P17	Support	Supports NH-P17.	Retain NH-P17 as notified.
419.66	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P4	Support	Supports NH-P4.	Retain NH-P4 as notified.
419.67	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Policies	NH-P18	Support	Supports NH-P18.	Retain NH-P18 as notified.
419.68	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R19	Support	Supports NH-R19.	Retain NH-R19 as notified.
419.69	Department of Conservation - Amy Young	NH - Matepa mahorahora - Natural hazards	Activity Rules	NH-R20	Support	Supports NH-R20.	Retain NH-R20 as notified.
419.70	Department of Conservation - Amy Young	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Matters of Discretion	SASM-MD3	Support	Supports the inclusion of SASM-MD3 Ngā wai.	Retain SASM-MD3 Ngā wai as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
419.71	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Introduction	Introduction	Amend	The introduction to Ecosystems and Indigenous Biodiversity Chapter does not fully reflect SD-O1(1), which seeks to ensure "an overall net gain in the quality and quantity of indigenous ecosystems and habitat, and indigenous biodiversity".	Amend introduction to Ecosystems and Indigenous Biodiversity Chapter to align with the strategic direction focus on overall net gain in the quality and quantity of indigenous ecosystems and habitat, and indigenous biodiversity:  "... The purpose of this chapter is to protect SNAs, and maintain <u>and enhance</u> indigenous biodiversity, as required under the RMA. SNAs are areas of significant indigenous vegetation and/or significant habitat of indigenous fauna. They comprise two types..."
419.72	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Objectives	ECO-O1	Support	ECO-O1 aligns with Strategic Directions, along with Objectives 9.2.1 and 9.2.2 of the Canterbury Regional Policy Statement which seek to halt the decline of Canterbury's ecosystems and indigenous biodiversity and restore and enhance ecosystems and indigenous biodiversity.	Retain ECO-O1 as notified.
419.73	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P1	Amend	Notes that mapping Significant Natural Areas (SNAs) requires an active work programme to ensure unmapped SNAs are located, surveyed and listed.	Amend ECO-P1:  "Recognise that Mapped SNAs provide measurable data that can be used to ensure that indigenous biodiversity is maintained and enhanced by listing them in ECO-SCHED1 and identifying them on the District Plan Map, and continuing to identify new mapped SNAs <u>by actively surveying and</u> applying the significance criteria in ECO-APP1."
419.74	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Amend	ECO-P2 uses terms 'mapped SNA' and 'unmapped SNA' inconsistently. All Significant Natural Areas (SNAs) should be treated equally as they are significant. Delete reference to "mapped" as it implies that irrigation near, and planting within, unmapped SNAs is appropriate. Suggested amendments will help protect and restore all SNAs and give effect to ECO-O1.	Amend ECO-P2:  "1. limiting indigenous vegetation clearance within SNAs; 2. limiting <u>exotic</u> planting within <del>mapped</del> SNAs; 3. limiting irrigation near <del>mapped</del> SNAs in order to provide a buffer from edge effects; 4. providing for an on-site bonus allotment or bonus residential unit <u>incentive</u> within sites containing an <del>mapped</del> SNA <u>which has been protected in perpetuity</u> ; ..."
419.75	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P3	Amend	Support incentive to promote physical and perpetual legal protection of all Significant Natural Areas (SNAs), not just mapped SNAs.	Amend ECO-P3:  "1. Enable an on-site bonus allotment or bonus residential unit within a site containing a <del>mapped</del> SNA, where: ... 2. One additional on-site bonus allotment or bonus residential unit may be considered where: a. the <del>mapped</del> SNA area to be protected and restored is at least twice the minimum area required by Appendix APP2; and ..."
419.76	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Amend	Amend and strengthen ECO-P4 to include 'avoid policies' that relate to individual threatened plant species that may be located outside a Significant Natural Area.	Insert the following clause into ECO-P4:  " <u>Avoid adverse effects of activities on:</u> <u>a. indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists;</u> <u>b. taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;</u> <u>c. indigenous ecosystems and vegetation types that are threatened, or are naturally rare;</u> <u>d. habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;</u> <u>e. areas containing nationally significant examples of indigenous community types;</u> <u>and</u> <u>f. areas set aside for full or partial protection of indigenous biological diversity under other legislation."</u>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
419.77	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P5	Support	Support ECO-P5.	Retain ECO-P5 as notified.
419.78	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P6	Support	Support ECO-P6.	Retain ECO-P6 as notified.
419.79	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P7	Support	Support ECO-P7.	Retain ECO-P7 as notified.
419.80	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P8	Support	Support ECO-P8.	Retain ECO-P8 as notified.
419.81	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Support	Support ECO-R1.	Retain ECO-R1 as notified.
419.82	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R2	Support	Support ECO-R2.	Retain ECO-R2 as notified.
419.83	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R3	Support	Support ECO-R3.	Retain ECO-R3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
419.84	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R5	Support	Support ECO-R5.	Retain ECO-R5 as notified.
419.85	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R6	Support	Support ECO-R6.	Retain ECO-R6 as notified.
419.86	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD1	Support	Support ECO-MD1.	Retain ECO-MD1 as notified.
419.87	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD2	Support	Support ECO-MD2.	Retain ECO-MD2 as notified.



Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
419.88	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD3	Support	Support ECO-MD3.	Retain ECO-MD3 as notified.
419.89	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R4	Amend	Support ECO-R4, however irrigation should be set back from all Significant Natural Areas (SNAs), not just mapped SNAs. Note that data and peer reviewed literature suggests irrigation effects can extend beyond 200m.	Amend ECO-R4:  "Irrigation infrastructure near any mapped SNA (All Zones) Activity status: PER Where: 1. any new irrigation infrastructure shall be set back >50m a minimum of 20m from any mapped SNA that is not part of a registered protective covenant under the Queen Elizabeth the Second National Trust Act 1977."
419.90	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R7	Amend	Consider woodlot, shelterbelt or planting of any non-indigenous vegetation should be excluded from all Significant Natural Areas (SNAs), not just mapped SNAs.	Amend ECO-R7:  "Significant Natural Areas (SNA) Overlay: Woodlot, shelterbelt or planting of any nonindigenous vegetation within any mapped-SNA"
419.91	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED1	Support	Support ECO-SCHED1.	Retain ECO-SCHED1 as notified.
419.92	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	Schedules	Amend	Oppose ECO-SCHED2 in part as sites might exclude indigenous biodiversity in modified indigenous grasslands/dryland vegetation with woody remnants. The minimum contiguous area thresholds are too large, for example wetlands can be much less than 0.1ha. The report prepared by Marcus Davies states "they [Boffa Miskell report] have overlooked many smaller wetlands, such as those at Waikuku Beach and Pines/Kairaki Beaches". The assessment tool for determining significance in ECO-APP1 is sufficient and does not require contiguous area limits which could exclude Significant Natural Areas due to their size.	Amend ECO-SCHED2 to list plant names in alphabetical order, and delete the contiguous vegetation area thresholds:  <u>"Geographic Area (Ecological): Coastal, Ecological District: Low Plains.</u> <del>Coastal sand dunes occupying a minimum contiguous area of 0.1ha</del> <del>Saline wetlands, including lagoons, estuaries, saltmarshes occupying a minimum contiguous area of 0.1ha</del> <del>Freshwater wetlands occupying a minimum contiguous area of 0.1ha</del> <del>An area of vegetation which provides habitat for an indigenous fauna species that has a conservation status of Threatened – Nationally Critical or Threatened – Nationally Endangered with no minimum contiguous area.</del> <del>Geographic Area (Ecological): Coastal, Ecological District: Low Plains and High Plains</del> <del>Kānuka forest/ treeland/ shrubland (including narrow and sparse roadside 'threads') occupying a minimum contiguous area of 0.1ha</del> <del>Indigenous small leaved shrubland/grassland occupying a minimum contiguous area of 0.2ha</del> <del>Indigenous mossfield herbfield stonefield occupying a minimum contiguous area of 0.2ha</del> <del>Uncultivated dryland soils, including riverbanks and terraces occupying a minimum contiguous area of 0.2ha</del> <del>Freshwater wetlands (e.g. swamp, marsh, fen, bog) occupying a minimum contiguous area of 0.1ha</del>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p>Geographic Area (Ecological): Coastal, Ecological District: High Plains</p> <p>Beech forest occupying a minimum contiguous area of 0.3ha</p> <p>Podocarp-hardwood forest occupying a minimum contiguous area of 0.3ha</p> <p>An area of vegetation which provides habitat for an indigenous fauna species that has a conservation status of Threatened – Nationally Critical or Threatened – Nationally Endangered with no minimum contiguous area.</p> <p>Geographic Area (Ecological): Lees Valley, Ecological District: Oxford and Torlesse</p> <p>Indigenous short tussock grassland – herbfield – mossfield – stonefield occupying a minimum contiguous area of 0.2ha</p> <p>Uncultivated dryland soils, including riverbanks, terraces, scree, and fans occupying a minimum contiguous area of 0.2ha</p> <p>Indigenous shrubland/scrub in riparian habitats and on scree/fans and rock outcrops (does not include recently induced matagouri shrubland (scattered, low stature shrubs) over exotic grassland) occupying a minimum contiguous area of 0.2ha</p> <p>Indigenous forest (beech, kānuka, podocarp) occupying a minimum contiguous area of 0.3ha</p> <p>Snow tussock grassland occupying a minimum contiguous area of 0.2ha</p> <p>Valley floor and toeslope wetlands (e.g. swamps, marsh, bogs, fens, seepages) occupying a minimum contiguous area of 0.1ha</p> <p>An area of vegetation which provides habitat for an indigenous fauna species that has a conservation status of:</p> <p>Threatened – Nationally Critical or Threatened – Nationally Endangered with no minimum contiguous area.</p> <p>Geographic Area (Ecological): Foothills Ecological District: Oxford and Torlesse and Ashley</p>

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
							<p>Beech forest occupying a minimum contiguous area of 0.3ha</p> <p>Podocarp hardwood forest occupying a minimum contiguous area of 0.3ha</p> <p>Kānuka forest/scrub (height threshold – kānuka &gt;4m in height and lower stature- kānuka adjoining taller indigenous forest – provides buffering) occupying a minimum contiguous area of 0.3ha</p> <p>Indigenous shrubland/scrub in riparian habitats and on scree/fans and rock outcrops<sup>1</sup> occupying a minimum contiguous area of 0.2ha</p> <p>Tall tussock grassland occupying a minimum contiguous area of 0.2ha".</p>
419.93	Department of Conservation - Amy Young	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	Table ECO-3	Support	Support ECO-SCHED3.	Retain ECO-SCHED3 as notified.
419.94	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O1	Support	Supports NFL-O1.	Retain NFL-O1 as notified.
419.95	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O2	Support	Supports NFL-O2.	Retain NFL-O2 as notified.
419.96	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O3	Support	Supports NFL-O3.	Retain NFL-O3 as notified.
419.97	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P1	Support	Supports NFL-P1.	Retain NFL-P1 as notified.
419.98	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P2	Support	Supports NFL-P2.	Retain NFL-P2 as notified.
419.99	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P3	Support	Supports NFL-P3.	Retain NFL-P3 as notified.
419.100	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P4	Support	Supports NFL-P4.	Retain NFL-P4 as notified.
419.101	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R5	Support	Supports NFL-R5.	Retain NFL-R5 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
419.102	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R6	Support	Supports NFL-R6.	Retain NFL-R6 as notified.
419.103	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R13	Support	Supports NFL-R13.	Retain NFL-R13 as notified.
419.104	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Matters of Discretion	NFL-MD1	Support	Supports NFL-MD1.	Retain NFL-MD1 as notified.
419.105	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Matters of Discretion	NFL-MD2	Support	Supports NFL-MD2.	Retain NFL-MD2 as notified.
419.106	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R11	Support	Opposes the inclusion of Scots Pine, Lodgepole Pine, Corsican Pine, European Larch, Mountain Pine in rule NFL-R11(1). Scots Pine, Lodgepole Pine, Corsican Pine, European Larch, Mountain Pine are species identified as 'Species included under progressive containment programme' in the Canterbury Regional Pest Management Plan 2018-2038. A rule providing a consent pathway to plant these trees in areas which are considered to have high natural values is incongruous with the objectives and policies of the Natural Features and Landscapes and Ecosystems and Indigenous Biodiversity sections of the plan.	Seeks that the planting of Scots Pine, Lodgepole Pine, Corsican Pine, European Larch, Mountain Pine within the Waimakariri River Outstanding Natural Features, Puketeraki Range and Oxford Foothills Outstanding Natural Landscapes, Ashley River / Rakahuri Significant Amenity Landscapes should be a noncomplying activity.
419.107	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R11	Support	Supports NFL-R11(2) where planting restricted tree species is a non-complying activity.	Retain NFL-R11(2) as notified.
419.108	Department of Conservation - Amy Young	NFL - Ahuatanga o te whenua - Natural features and landscapes	Appendix	NFL-APP1	Support	Supports the inclusion of NFL-APP1.	Retain NFL-APP1 as notified.
419.109	Department of Conservation - Amy Young	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P6	Amend	NATC-P6 is inconsistent with the National Policy Statement for Freshwater Management 2020 (NPSFM 2020) section 3.24 Rivers 'the loss of river extent and values is avoided', and section 2.2 Wetlands, 'the loss of extent of natural inland wetlands is avoided'. The Canterbury Land and Water Regional Plan section 2A.3 and 2A.4 uses the same wording as the NPSFM 2020.	Amend NATC-R6:  "New and existing structures within and over freshwater bodies <u>The loss of the extent of natural inland wetlands an the loss of river extent and values is avoided, when providing</u> for new structures, and upgrades to existing structures, on the surface of freshwater where: 1. public access to, and along, the freshwater body is maintained; ..."
419.110	Department of Conservation - Amy Young	PA - Tomonga marea - Public access	Objectives	PA-O1	Support	Supports PA-O1.	Retain PA-O1 as notified.
419.111	Department of Conservation - Amy Young	PA - Tomonga marea - Public access	Policies	PA-P1	Support	Supports PA-P1	Retain PA-P1 as notified.
419.112	Department of Conservation - Amy Young	PA - Tomonga marea - Public access	Policies	PA-P2	Support	Supports PA-P2	Retain PA-P2 as notified.
419.113	Department of Conservation - Amy Young	PA - Tomonga marea - Public access	Policies	PA-P3	Support	Supports PA-P3	Retain PA-P3 as notified.
419.114	Department of Conservation - Amy Young	SUB - Wawahia whenua - Subdivision	Policies	SUB-P3	Support	Support SUB-P3.	Retain SUB-P3 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
419.115	Department of Conservation - Amy Young	CE - Te taiao o te takutai moana - Coastal environment	Objectives	CE-O1	Amend	Opposes CE-O1 in part. CE-O1 aligns with Objective 2 of the New Zealand Coastal Policy Statement (NZCPS) which seeks to 'preserve the natural character of the coastal environment and protect natural features and landscape values'. NZCPS Policy 14 refers to restoration or rehabilitation of the natural character of the coastal environment and NZCPS Policy 13 refers to preservation of natural character.	Amend CE-O1:  "The natural character attributes of the coastal environment of the District are preserved, <del>maintained, and enhanced</del> <u>restored and rehabilitated</u> ."
419.116	Department of Conservation - Amy Young	EW - Ketuketu whenua - Earthworks	Objectives	EW-O1	Amend	EW-O1 should follow the effects management hierarchy rather than go straight to 'minimise adverse effects'.	Amend EW-O1:  "Earthworks are undertaken in a way that <del>minimises</del> <u>avoids, remedies or mitigates</u> adverse effects on amenity values, cultural values, property, infrastructure and the health and safety of people and the environment." Retain EW-P1 as notified.
419.117	Department of Conservation - Amy Young	EW - Ketuketu whenua - Earthworks	Policies	EW-P1	Support	Support EW-P1.	Retain EW-P1 as notified.
419.118	Department of Conservation - Amy Young	EW - Ketuketu whenua - Earthworks	Policies	EW-P2	Support	Support EW-P2.	Retain EW-P2 as notified.
419.119	Department of Conservation - Amy Young	EW - Ketuketu whenua - Earthworks	Policies	EW-P3	Support	Support EW-P3.	Retain EW-P3 as notified.
419.120	Department of Conservation - Amy Young	EW - Ketuketu whenua - Earthworks	Policies	EW-P5	Support	Support EW-P5.	Retain EW-P5 as notified.
419.121	Department of Conservation - Amy Young	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R6	Amend	Oppose in part EW-R6. Permitted earthworks for wells, test pits or bores should be set back from waterbodies and Significant Natural Areas.	Amend EW-R6 by adding two new clauses: " ... <u>2. any well, test pit or bore is located outside of an SNA</u> <u>3. and the earthworks comply with standard EW-S3 Set back from waterbodies</u> ..."
419.122	Department of Conservation - Amy Young	EW - Ketuketu whenua - Earthworks	Activity Rules	EW-R3	Support	Support EW-R3	Retain EW-R3 as notified.
419.123	Department of Conservation - Amy Young	EW - Ketuketu whenua - Earthworks	Matters of Discretion	EW-MD7	Amend	Oppose EW-MD7 in part. Reference needs to be made to the definition of 'riparian margin' and reference to the ECO section of the plan for rules that relate to indigenous vegetation removal.	Amend EW-MD7: " ... 2. Any removal of, or disturbance to, indigenous vegetation <u>shall be in accordance with the ECO - Pūnaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity section of this plan</u> . ... 5. The extent to which the habitat of trout, salmon, and indigenous aquatic species, may be adversely affected by any disturbance on the <del>margin of the water-body-riparian margin</del> ..."
419.124	Department of Conservation - Amy Young	EW - Ketuketu whenua - Earthworks	Earthworks Standards	Table EW-1	Support	Support Table EW-1.	Retain Table EW-1 as notified.
419.125	Department of Conservation - Amy Young	LIGHT - Turamarama - Light	Objectives	LIGHT-O1	Support	Support LIGHT-O1.	Retain LIGHT-O1 as notified.
419.126	Department of Conservation - Amy Young	LIGHT - Turamarama - Light	Objectives	LIGHT-O2	Support	Support LIGHT-O2.	Retain LIGHT-O2 as notified.
419.127	Department of Conservation - Amy Young	LIGHT - Turamarama - Light	Policies	LIGHT-P2	Support	Support LIGHT-P2.	Retain LIGHT-P2 as notified.
419.128	Department of Conservation - Amy Young	LIGHT - Turamarama - Light	Activity Rules	LIGHT-R3	Support	Support LIGHT-R3.	Retain LIGHT-R3 as notified.
419.129	Department of Conservation - Amy Young	LIGHT - Turamarama - Light	Matters of Discretion	LIGHT-MD1	Support	Support LIGHT-MD1.	Retain LIGHT-MD1 as notified.
419.130	Department of Conservation - Amy Young	RURZ - General Objectives and Policies for all Rural Zones	Policies	RURZ-P4	Support	Support RURZ-P4.	Retain RURZ-P4 as notified.

Sub No.	Submitter Name	Section	Sub-Section	Provision	Sentiment	Submission Point Summary	Relief Sought Summary
419.131	Department of Conservation - Amy Young	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD1	Support	Support RURZ-MD1.	Retain RURZ-MD1 as notified.
419.132	Department of Conservation - Amy Young	GRUZ - General Rural Zone	Built Form Standards	GRUZ-BFS5	Amend	Compost facilities have the potential to increase the concentration of pest plant and animal species. Composting facilities and intensive primary production activities should be set back from waterbodies, Significant Natural Areas, reserves and QEII covenant areas to reduce effects of pest plant and animal species and leachate.	Seek that composting facilities and intensive primary production activities are set back from waterbodies, Significant Natural Areas (SNAs), reserves and QEII covenant areas, and seek new rule to ensure that composting facilities and intensive indoor primary production or in intensive primary production activity are set back from SNA boundaries by at least 20m.
419.133	Department of Conservation - Amy Young	RURZ - Matters of Discretion for all Rural Zones	Matters of Discretion for all Rural Zones	RURZ-MD4	Amend	Adverse effects on Significant Natural Areas need to be taken into account when establishing Forestry, Carbon Forest, Woodlots in the Rural Zone.	Amend RURZ-MD4 to add another assessment matter: ".... <u>5. The ability to avoid adverse effects on SNAs.</u> "
419.134	Department of Conservation - Amy Young	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R12	Support	Support RLZ-R12.	Retain RLZ-R12 as notified.
419.135	Department of Conservation - Amy Young	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R13	Support	Support RLZ-R13.	Retain RLZ-R13 as notified.
419.136	Department of Conservation - Amy Young	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R18	Support	Support RLZ-R18.	Retain RLZ-R18 as notified.
419.137	Department of Conservation - Amy Young	RLZ - Rural Lifestyle Zone	Activity Rules	RLZ-R19	Support	Support RLZ-R19.	Retain RLZ-R19 as notified.
419.138	Department of Conservation - Amy Young	GRUZ - General Rural Zone	Activity Rules	GRUZ-R13	Support	Support GRUZ-R13.	Retain GRUZ-R13 as notified.
419.139	Department of Conservation - Amy Young	GRUZ - General Rural Zone	Activity Rules	GRUZ-R30	Support	Support GRUZ-R30.	Retain GRUZ-R30 as notified.
419.140	Department of Conservation - Amy Young	HIZ - Heavy Industrial Zone	Activity Rules	HIZ-R12	Amend	Amend HIZ-R12 to be a Restricted Discretionary Activity and extend matters of discretion to include effects on the natural environment especially for zones located close to waterbodies.	Amend HIZ-R12:  "Activity status: <u>CONRES</u> Where: 1. any part of the activity shall comply with the following minimum setback requirements: a. 20m from any water bodies; and b. 20m from the boundary with any other zone. Matters of <del>control</del> <u>discretion</u> are restricted to: <u>INZ-MCD11 - Waste disposal</u> <u>INZ-MCD12 Natural environment values</u> Proposed new Matter of Discretion for the Industrial Zones <u>INZ-MCD12 Natural environment values</u> <u>The term natural environment values describes those matters addressed in the Chapters under the Natural Environment Values heading in the District Plan.</u> <u>1. The extent to which there are any adverse effects on SNAs or effects on the ability to maintain or enhance indigenous biodiversity.</u> <u>2. The extent to which there are any adverse effects on the values of ONL and ONF from an activity adjoining these areas.</u> <u>3. The extent to which there are any adverse effects on the natural character and values of freshwater bodies.</u> <u>4. The extent to which adverse effects on sites, areas or values associated with natural environment values can be avoided, remedied or mitigated."</u>
419.141	Department of Conservation - Amy Young	OSRZ - General Objectives and Policies for all Open Space Zones	Policies	OSRZ-P2	Support	Support OSRZ-P2.	Retain OSRZ-P2 as notified.
419.142	Department of Conservation - Amy Young	NOSZ – Natural Open Space Zone	Objectives	NOSZ-O1	Support	Support NOSZ-O1.	Retain NOSZ-O1 as notified.
419.143	Department of Conservation - Amy Young	NOSZ – Natural Open Space Zone	Policies	NOSZ-P1	Support	Support NOSZ-P1.	Retain NOSZ-P1 as notified.
419.144	Department of Conservation - Amy Young	NOSZ – Natural Open Space Zone	Activity Rules	NOSZ-R9	Support	Support NOSZ-R9.	Retain NOSZ-R9 as notified.
419.145	Department of Conservation - Amy Young	NOSZ – Natural Open Space Zone	Activity Rules	NOSZ-R13	Support	Support NOSZ-R13.	Retain NOSZ-R13 as notified.

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419.146	Department of Conservation - Amy Young	KN - Kainga Nohoanga	Objectives	SPZ(KN)-O1	Support	Supports the inclusion of SPZ(KN)-O1. There are no permitted indigenous vegetation clearance rules within the Special Purpose Zone - Kainga Nohoanga. The Section 32 report for Ecosystems and Biodiversity Chapter noted that Significant Natural Areas (SNAs) would limit mana whenua from exercising rangatiratanga and kaitiakitanga over their land and would be opposed thus that SNAs and their requirements should not apply to Māori Land.	Retain SPZ(KN)-O1 as notified.
419.147	Department of Conservation - Amy Young	KN - Kainga Nohoanga	Policies	SPZ(KN)-P1	Support	Supports the inclusion of SPZ(KN)-P1. There are no permitted indigenous vegetation clearance rules within the Special Purpose Zone - Kainga Nohoanga. The Section 32 report for Ecosystems and Biodiversity Chapter noted that Significant Natural Areas (SNAs) would limit mana whenua from exercising rangatiratanga and kaitiakitanga over their land and would be opposed thus that SNAs and their requirements should not apply to Māori Land.	Retain SPZ(KN)-P1 as notified.
419.148	Department of Conservation - Amy Young	KN - Kainga Nohoanga	Policies	SPZ(KN)-P2	Support	Supports the inclusion of SPZ(KN)-P2. There are no permitted indigenous vegetation clearance rules within the Special Purpose Zone - Kainga Nohoanga. The Section 32 report for Ecosystems and Biodiversity Chapter noted that Significant Natural Areas (SNAs) would limit mana whenua from exercising rangatiratanga and kaitiakitanga over their land and would be opposed thus that SNAs and their requirements should not apply to Māori Land.	Retain SPZ(KN)-P2 as notified.
419.149	Department of Conservation - Amy Young	KN - Kainga Nohoanga	Policies	SPZ(KN)-P3	Support	Supports the inclusion of SPZ(KN)-P3. There are no permitted indigenous vegetation clearance rules within the Special Purpose Zone - Kainga Nohoanga. The Section 32 report for Ecosystems and Biodiversity Chapter noted that Significant Natural Areas (SNAs) would limit mana whenua from exercising rangatiratanga and kaitiakitanga over their land and would be opposed thus SNAs and their requirements should not apply to Māori Land.	Retain SPZ(KN)-P3 as notified.
419.150	Department of Conservation - Amy Young	KR - Kaiapoi Regeneration	Matters of Discretion	SPZ-KR-MD7	Support	Supports the inclusion of SPZ-KR-MD7. There are no permitted indigenous vegetation clearance rules within the Special Purpose Zone - Kainga Nohoanga. The Section 32 report for Ecosystems and Biodiversity Chapter noted that Significant Natural Areas (SNAs) would limit mana whenua from exercising rangatiratanga and kaitiakitanga over their land and would be opposed thus that SNAs and their requirements should not apply to Māori Land.	Retain SPZ(KR)-MD7 as notified.
419.151	Department of Conservation - Amy Young	KN - Kainga Nohoanga	Appendices	SPZ(KN)-APP1	Support	Supports the inclusion of SPZ(KN)-APP1. There are no permitted indigenous vegetation clearance rules within the Special Purpose Zone - Kainga Nohoanga. The Section 32 report for Ecosystems and Biodiversity Chapter noted that Significant Natural Areas (SNAs) would limit mana whenua from exercising rangatiratanga and kaitiakitanga over their land and would be opposed thus that SNAs and their requirements should not apply to Māori Land.	Retain SPZ(KN)-APP1 as notified.
419.152	Department of Conservation - Amy Young	APP2 - Standards for creation of any Bonus allotment and establishment of any Bonus residential unit	APP2 - Standards for creation of any bonus allotment and establishment of any bonus residential unit	Table APP2-1	Amend	Opposes in part Table APP2-1. The scraping technique is unlikely to be appropriate in anything other than very specific circumstances. There should not be a reduction in buffer width for larger sites for each ecosystem type.	Amend Table APP2-1 to delete the term scraping:  "A minimum buffer width of 4520m around the perimeter of the SNA on the site that is either planted with indigenous vegetation that is endemic to the ecological district, or comprises existing vegetation that is naturally regenerating, as recommended by a suitably qualified and experienced ecologist. A minimum buffer width of 20m around the perimeter of the SNA on the site that is:  <del>In the first instance, undergoing natural regeneration via implementation of the regeneration inducing scraping technique as recommended by a suitably qualified and experienced ecologist; or</del>  Where natural regeneration is not ecologically appropriate, subject to restoration planting of indigenous vegetation that is endemic to the ecological district and ecologically appropriate, as recommended by a suitably qualified and experienced ecologist. A minimum buffer width of 45-20m around the perimeter of the SNA on the site that is:  <del>In the first instance, undergoing natural regeneration via implementation of the regeneration inducing scraping technique as recommended by a suitably qualified and experienced ecologist; or</del>  Where natural regeneration is not ecologically appropriate, subject to restoration planting of indigenous vegetation that is endemic to the ecological district and ecologically appropriate, as recommended by a suitably qualified and experienced ecologist".
419.153	Department of Conservation - Amy Young	LIGHT - Turamarama - Light	Policies	LIGHT-P1	Support	Support LIGHT-P1.	Retain LIGHT-P1 as notified.
419.154	Department of Conservation - Amy Young	LIGHT - Turamarama - Light	Activity Rules	LIGHT-R1	Support	Support LIGHT-R1.	Retain LIGHT-R1 as notified.



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419.155	Department of Conservation - Amy Young	LIGHT - Turamarama - Light	Activity Rules	LIGHT-R2	Support	Support LIGHT-R2.	Retain LIGHT-R2 as notified.
420.1	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	Definitions	Definitions	Definition of biodiversity offset	Support	Achieving no net loss provides adequate protection of indigenous biodiversity.	Retain definition of 'biodiversity offset' as notified.
420.2	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	SD - Rautaki ahunga - Strategic directions	Objectives	SD-O4	Support	Support recognition of the importance of rural land and productive rural activities.	Retain SD-O4 as notified.
420.3	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	SASM - Nga whenua tapu o nga iwi - Sites and areas of significance to Maori	Activity Rules	SASM-R4	Support	Supports SASM-R4, in particular (f).	Retain SASM-R4 as notified.
420.4	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Objectives	ECO-O1	Amend	Recognise importance of indigenous biodiversity, but it is not appropriate to direct that Significant Natural Areas should be restored.	Amend ECO-O1: "... 1. protected <del>and restored</del> SNAs..."
420.5	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P1	Amend	Additional clarity and certainty can be provided by mapping Significant Natural Areas and listing them in ECO-SCHED1.	Retain ECO-P1 as notified, however amend mapped Significant Natural Areas to increase accuracy.
420.6	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P2	Amend	Notes it is not always possible to limit irrigation near mapped Significant Natural Areas where there is established intensive farming where irrigation networks are vital to farming infrastructure.	Amend ECO-P2: "... 3. limiting, <u>or where that is not reasonably practicable, manage</u> irrigation near mapped SNAs in order to provide a buffer from edge effects. ..."
420.7	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P4	Amend	Seeks amendment to ECO-P4 that recognises it may not always be possible to restrict vegetation clearance when operating, maintaining, or upgrading regionally significant infrastructure, including irrigation, due to functional or operational needs.	Amend ECO-P4: "... 2. restricting indigenous vegetation clearance or modification of habitat of indigenous fauna, by recognising that indigenous vegetation within: a. the Lower Plains Ecological District and High Plains Ecological District has been widely destroyed, fragmented and degraded by land use and pests and therefore clearance of any remaining indigenous vegetation needs to be restricted, <u>or where that is not reasonably practicable, managed</u> , in order to protect what remains; and ..."
420.8	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Policies	ECO-P5	Amend	Amend ECO-P5 to recognise circumstances where offsetting may be a more practical option than avoiding, remedying or mitigating adverse effects. Considers that achieving no net loss provides adequate protection of indigenous biodiversity.	Amend ECO-P5: "A biodiversity offset will <del>only</del> be considered where there are residual adverse effects which cannot practicably be avoided, remedied or mitigated (in that order of hierarchy); and: ..."

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420.9	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R1	Amend	Support ECO-R1 however amend activity status when compliance not achieved to discretionary, as non-complying is unnecessarily restrictive.	Amend ECO-R1 activity status when compliance not achieved to discretionary.
420.10	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Activity Rules	ECO-R4	Amend	Oppose 20m minimum setback for irrigation infrastructure as there should not be restrictions in situations where existing irrigation infrastructure is changed or upgraded (e.g. replacing a roto-rainer with a pivot).	Amend ECO-R4:  "1. any new irrigation infrastructure shall be set back a minimum of <del>5</del> 20m from any mapped SNA that is not part of a registered protective covenant under the Queen Elizabeth the Second National Trust Act 1977."
420.11	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Matters of Discretion	ECO-MD1	Amend	Support intent to protect indigenous biodiversity values, however notes significant costs of completing assessment under ECO-MD1. Amend to add additional matter that allows decision makers to consider associated costs.	Amend ECO-MD1: "... <u>12. The extent to which the landowner has invested in any of the above matters for the purposes of protecting indigenous biodiversity."</u>
420.12	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	ECO - Punaha hauropi me te rerenga rauropi taketake - Ecosystems and indigenous biodiversity	Schedules	ECO-SCHED1	Support	Support mapped Significant Natural Areas in ECO-SCHED1 located on Dairy Holdings Limited land provided there has been no changes to these areas from the Operative District Plan.	Retain ECO-SCHED1 as notified.
420.13	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O1	Amend	Recognises the importance of the surface freshwater environment. However, it is critical for the social and economic well-being of the Waimakariri District that this character is protected, without being overly restrictive of other activities that are located in these areas.	Amend NATC-O1:  "The <del>preservation</del> <u>protection</u> of the natural character of the surface freshwater environment, its wetlands, and lakes and rivers and their margins."
420.14	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O2	Amend	Recognises the importance of the surface freshwater environment and is supportive of the intent to restore degraded freshwater bodies. However there may be circumstances, where restoration is not practicable. The objective ought to recognise this.	Amend NATC-O2:  " <del>Restoration</del> <u>Where practicable, prioritise restoration</u> of the natural character of surface freshwater bodies and their margins where degradation has occurred."
420.15	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Objectives	NATC-O3	Amend	Recognises the importance of the surface freshwater environment. However, it may not always be appropriate to preserve natural character, to the detriment of other activities.	Amend NATC-O3:  "The use of wetlands, and lakes and rivers and their margins are managed to <del>preserve</del> <u>maintain</u> their natural character."
420.16	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P1	Amend	Farms are a significant contributor to the social and economic well-being of the Waimakariri District and wider South Island. It is vital that the plan recognises the historic and ongoing land use, particularly where it contributes to regionally significant infrastructure. The plan must strike a balance between protecting the natural environment and enabling infrastructure that serves the community's needs.	Amend NATC-P1: "... <u>At the same time, recognise where there is historic and ongoing land use that contributes to the social and economic wellbeing of the District."</u>

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420.17	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P2	Amend	Farms are a significant contributor to the social and economic well-being of the Waimakariri District and wider South Island, and have been for some time. It is vital that the plan recognises the historic and ongoing land use when considering the identification, mapping and scheduling of freshwater bodies.	Amend NATC-P2: "... <u>At the same time, recognise where there is historic and ongoing land use that contributes to the social and economic wellbeing of the District.</u> "
420.18	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P3	Amend	Supports the intent NATC-P3 but considers that the tools to manage the effects of land use activities are too narrow or restricted.	Amend NATC-P3:  "Recognise the cultural significance of wetlands, lakes and rivers and their margins, to mana whenua, and manage the effects of land use activities <del>through limiting the size, visual appearance, and location,</del> to ensure they do not adversely affect taonga species."
420.19	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Policies	NATC-P4	Amend	Supports the intent NATC-P4 to preserve natural character where that is practicable. However, the plan must recognise and provide for existing activities, particularly farming, that already exist near freshwater bodies.	Amend NATC-P4 (2) and (3): "... 2. minimising, <u>or where that is not reasonably practicable</u> , manage indigenous vegetation clearance and modification, including where associated with ground disturbance and the location of structures, near wetlands, and lakes and rivers and their margins; 3. <u>where reasonably practicable</u> , requiring setbacks of activities from wetlands, and lakes and rivers and their margins, including buildings, structures, impervious surfaces, plantation forestry, woodlots and shelterbelts; and ..."
420.20	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Activity Standards	Table NATC-1	Oppose	The NATC-SCHED1 overlay covers large areas of farmland, including areas that have been cultivated, contain important farming infrastructure and areas of exotic forest. The setback requirements would introduce inappropriate consenting requirements that are likely to restrict farming operations and necessary repair and maintenance works.	Delete setback requirements in Table NATC-1 or amend requirement for SCHED1 to 5m.
420.21	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NATC - Ahuatanga o te awa - Natural character of freshwater bodies	Matters of Discretion	NATC-MD6	Amend	It is important the Plan recognises and provides for existing land uses in areas adjacent to, or mapped as, waterbodies.	Insert an additional matter into NATC-MD6: "... <u>3. Recognise where there is historic and ongoing land use that contributes to the social and economic wellbeing of the District.</u> "
420.22	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NFL - Ahuatanga o te whenua - Natural features and landscapes	Objectives	NFL-O1	Amend	Recognises the importance of preserving the Waimakariri River. At the same time, submitter has a number of farms adjoining the river within the mapped Outstanding Natural Feature. It is critical for the social and economic well-being of the Waimakariri District that existing farming activities continue to be enabled.	Amend NFL-O1:  "Outstanding natural features are protected from <u>new</u> land use or <u>significant</u> development that would adversely affect the values of these features."
420.23	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	NFL-P1	Amend	Seeks amendments to NFL-P1 to: - Manage rather than avoid activities that could detract from the values listed. - Only avoid new areas of, for example, plantation forestry and shelterbelts, given the extensive areas of these types of activities that have been mapped in the Waimakariri Outstanding Natural Features. - Provide for existing rural production without qualification – the fact that the activity is existing at the time that the overlay is introduced is demonstrative that the existing activity does not prevent the area from being recognised for its values.	Amend NFL-P1 (1), (5) and (6): "... 1. <u>managing avoiding</u> use and development that <u>has the potential to</u> detracts from the very high biophysical values and high sensory and associative values identified in NFL-APP1 for the Waimakariri River; ... 5. avoiding <u>new areas of activities such as</u> plantation forestry, woodlots, shelterbelts, mining and quarrying activities and large buildings or groups of buildings or other structures which create adverse effects on the identified values; 6. providing for existing rural production <del>where this does not detract from the identified values;</del> and ..."
420.24	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NFL - Ahuatanga o te whenua - Natural features and landscapes	Policies	General	Amend	It is important that the plan adequately recognises all existing farming properties, some of which are within the Outstanding Natural Feature Waimakariri River Overlay (which it seeks be amended to exclude its properties).	Insert new policy:  " <u>Recognise that there may be working farmland and other rural production activities occurring in areas identified as outstanding natural features and landscapes, or visual amenity landscapes.</u> "
420.25	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R8	Amend	NFL-R8 should provide for irrigation in areas that are already irrigated (e.g. if converting from gun to pivot irrigation).	Amend NFL-R8:  " <u>Activity status for areas of existing irrigation: PER</u> Activity status <u>for areas of new irrigation: DIS</u> "

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420.26	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NFL - Ahuatanga o te whenua - Natural features and landscapes	Activity Rules	NFL-R13	Amend	As the Waimakariri Outstanding Natural Features includes areas of existing plantation forestry, it is important that those areas are able to be replanted after harvesting.	Amend NFL-R13:  "Activity status for replanting areas of previous plantation forestry: PER Activity status for new areas of plantation forestry: DIS NC"
420.27	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	NFL - Ahuatanga o te whenua - Natural features and landscapes	Appendix	Appendix	Oppose	NFL-APP1 lists as 'likely threats' to the Waimakariri Outstanding Natural Features (ONF) a number of activities that are already existing in the mapped ONF, such as irrigation canals, forestry and shelterbelts. This should be amended to ensure that ongoing operation, maintenance and upgrading of these existing activities is not prevented.	Amend NFL-APP1 Waimakariri River - Outstanding Natural Features (ONFs) to rectify that a number of activities identified as 'threats' are already widespread in the Waimakariri ONF.
420.28	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	GRUZ - General Rural Zone	Objectives	GRUZ-O1	Support	It is critical to the social and economic well-being of Waimakariri that farming land uses continue to be enabled and prioritised. It is very important that farms are able to operate without being subject to reverse sensitivity effects caused by lifestyle and residential development.	Retain GRUZ-O1 as notified.
420.29	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	GRUZ - General Rural Zone	Policies	GRUZ-P1	Support	Support GRUZ-P1.	Retain GRUZ-P1 as notified.
420.30	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	GRUZ - General Rural Zone	Policies	GRUZ-P2	Support	Support GRUZ-P2.	Retain GRUZ-P2 as notified.
420.31	Dairy Holdings Limited (DHL) - Ben Williams / Kirsty Jacomb	GRUZ - General Rural Zone	Activity Rules	GRUZ-R2	Amend	Strongly support primary production being a permitted activity, but it is not clear from the rule that forestry greater than 1ha is a permitted activity. Large areas of forestry are common throughout the General Rural Zone, which is an appropriate location for plantation forestry. Such an amendment would be consistent with the National Environmental Standards for Plantation Forestry.	Amend to clarify whether forestry greater than 1ha is a permitted activity.
421.1	Alistair and Noeline Odgers	Planning Maps	General	General	Amend	Extend the Rural Lifestyle Zone (RLZ) to include 1624 Tram Road and neighbouring properties 1552, 1586, 1590, 1592 Tram Road which are currently General Rural Zone (GRUZ). Submitter's property and lots between the property and RLZ boundary are either less than 20ha or have approved or pending subdivision consents for lots of less than 20ha, typically about 4ha. The area to the East of and including 1624 Tram Road does not currently exhibit the rural character or primary production capability set out for the GRUZ. However, the character and production characteristics for the RLZ are apparent in the area. Notes the area is not significantly impacted by natural hazard constraints to residential development.	Rezone 1624, 1552, 1586, 1590 and 1592 Tram Road as Rural Lifestyle Zone.

# Contact Us

## HAVE QUESTIONS?

If you have any questions, please contact Council's Development Planning Unit to speak to a Council Planner.

## PHONE

0800 965 468  
(0800 WMK GOV)

## EMAIL

[developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz)

## WEBSITE

[waimakariri.govt.nz](http://waimakariri.govt.nz)

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## SERVICE CENTRES:

### Rangiora service centre

Address: 215 High Street, Rangiora  
Email: [office@wmk.govt.nz](mailto:office@wmk.govt.nz)  
Opening hours: Monday to Friday 8.30am-5pm

### Kaiapoi service centre

Email: [kaiapoi@wmk.govt.nz](mailto:kaiapoi@wmk.govt.nz)

### Oxford service centre

Email: [oxford@wmk.govt.nz](mailto:oxford@wmk.govt.nz)